Tahoe City Public Utility District

2024 Capital Project Information Sheets

December 8, 2024

2024 Water Projects

Project Justification Legend

Asset Type
- Distribution
- Transmission
- Source
- Storage
- Equipment
- Multiple

Project Type
- Upgrade
- Replace
- Rehab

Justification Category
- Capacity
- Age/Condition
- Safety/Security
- Regulatory
- Vulnerability/Risk
- Best Practice
- Redundancy/Reliability
- Multiple
- Other

8182	P/N

Project Title:	Highway 28 Conductor Crossing Project
Project Manager:	Phillip Tapia
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - WATER
Design Consultant:	Sauers Engineering, Inc
Const. Contractor:	Q&D

Map/Photo:

Project Description:

Design and Construct empty conductor casings at five locations crossing State Route 28 between Grove Street and Dollar Drive. These casings will allow for installation of future water main crossings for anticipated distribution system improvements.

Justification or Significance of Improvement:

Caltrans has a construction project planned along Highway 28 to install drainage improvements and repave the roadway. Installation of these casings prior to the Caltrans project will allow the casings to be installed by open cut method instead of bore and jack, which is both costly and not always successful due to rock and soil conditions. Crossing locations are based on potential future distribution improvements.

Justification Data:

Asset Category:	WATER
Asset Type:	Transmission
Project Type:	Upgrade
Justification Category:	Best Practice
Facility Age (Life):	NA

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 85,439	$ 39,397	$ -	$ -	$ -	$ 124,836
Construction	$ -	$ 791,060	$ 245,000	$ -	$ -	$ 1,036,060
Total Project Costs	**$ 85,439**	**$ 830,456**	**$ 245,000**	**$ -**	**$ -**	**$ 1,160,896**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 85,439**	**$ 830,456**	**$ 245,000**	**$ -**	**$ -**	**$ 1,160,896**

Project Schedule

Begin Design:	**Oct-21**
Bid Construction:	**Jan-23**
Start Construction:	**May-23**
Complete Construction:	**Jun-24**

	P/N
Project Title:	Dardanelles Water Line Replacement
Project Manager:	Phillip Tapia
Current Phase:	COMPLETION
Budget Location:	CAPITAL - WATER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	Resource Development Company

Project Description:

Replace approximately of approximately 1,500 linear feet of existing 2.5-inch & 6-inch water line with 8-inch water line, including associated service laterals and fire hydrants in Dardanelles Avenue.

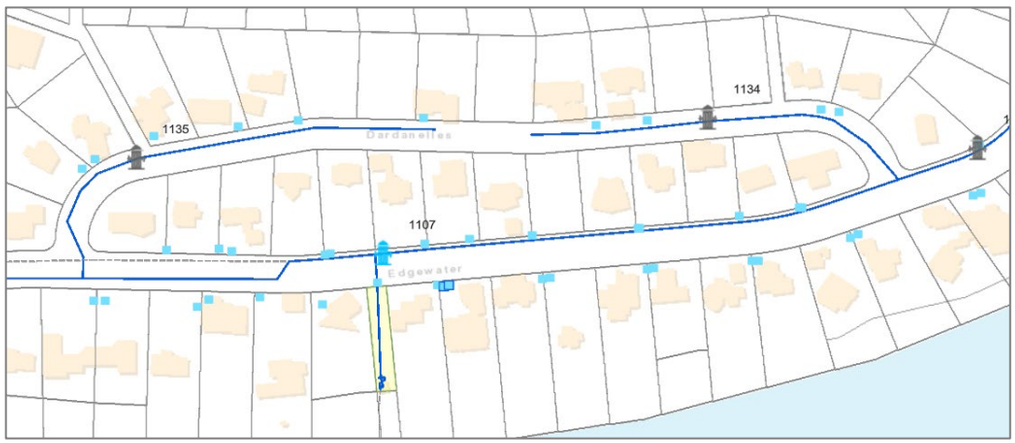
Justification or Significance of Improvement:

The water main is undersized and at end of its useful life. The Project will replace two existing aged & undersized dead-end mains and complete a Dardanelles Ave. water line loop with a continuous water line and bring the system to current District standards.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Capacity
Facility Age (Life):	N/A

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 9,911	$ 93,397	$ -	$ -	$ -	$ 103,308
Construction	$ -	$ 944,068	$ 10,000	$ -	$ -	$ 954,068
Total Project Costs	**$ 9,911**	**$ 1,037,465**	**$ 10,000**	**$ -**	**$ -**	**$ 1,057,376**
Funding Source(s):						
USFS	$ -	$ 317,669	$ -	$ -	$ -	$ 317,669
Net Capital Expenditure	**$ 9,911**	**$ 719,796**	**$ 10,000**	**$ -**	**$ -**	**$ 739,707**

Project Schedule

Begin Design:	Sep-22
Bid Construction:	May-23
Start Construction:	Sep-23
Complete Construction:	Oct-23

8126	P/N

Project Title:	West Lake Tahoe Regional Water Treatment Plant
Project Manager:	Sarah Hussong Johnson
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - WATER
Design Consultant:	Kennedy-Jenks
Const. Contractor:	Thompson Builders Corporation

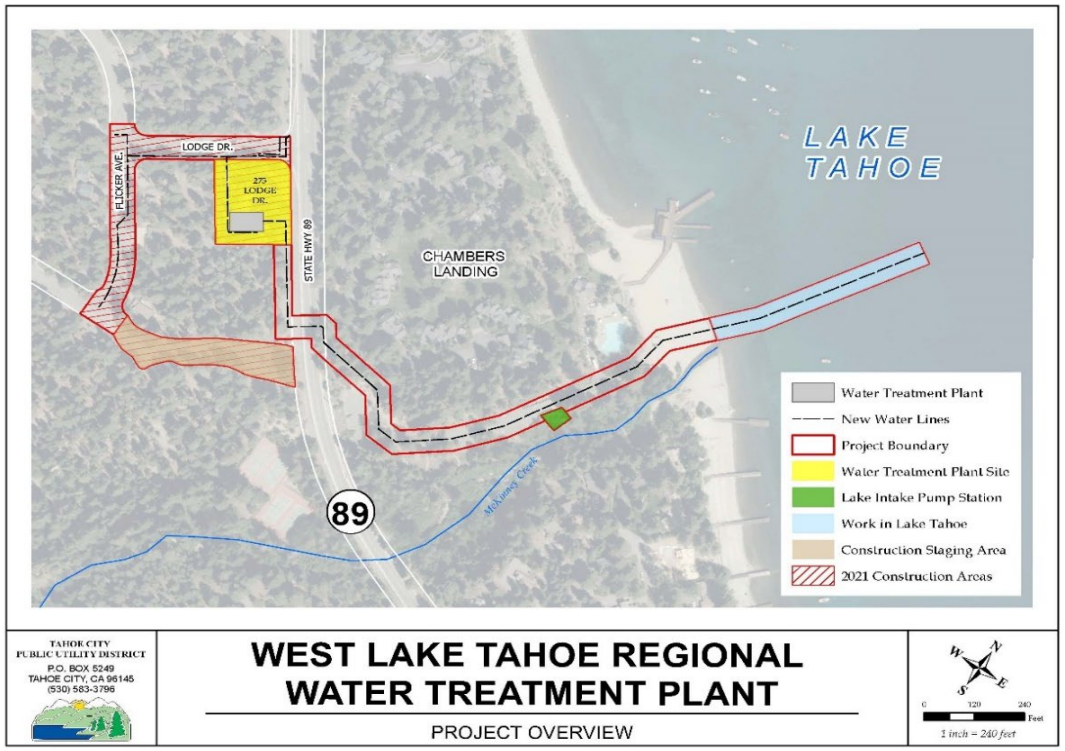
Project Description:

Construction of a permanent surface water treatment plant that will service the TCPUD McKinney-Quail, Tahoe Cedars, and Madden Creek water service areas and potentially other water systems in the area as a regional water supply. This plant would replace the existing seasonal interim surface water treatment plant at Chambers Landing, constructed in the spring of 2004. The project also includes reconstruction of the existing McKinney Sewer Pump Station building to house the power and control facilities for the new lake intake pumps and pre-treatment equipment.

Justification or Significance of Improvement:

The TCPUD McKinney-Quail, Tahoe Cedars, and Madden Creek water service areas have been interconnected and are each supplied by their individual groundwater wells. The McKinney-Quail system is also served by the seasonal plant at Chambers Landing, and the emergency interconnect to the McKinney Water District. A failure of any of the groundwater wells could cause a major disruption during the winter months, including a potential emergency boil order if untreated surface water was used. A permanent secondary source is required. A new surface water treatment plant has been identified as the best solution for this issue. A plant capable of supplying, or being expanded to serve more regional needs is planned. This will allow a lower cost of service per customer as well as planning for future source needs in the broader area currently served by private water systems.

Map/Photo:



Justification Data:

Asset Category:	WATER
Asset Type:	Source
Project Type:	Upgrade
Justification Category:	Capacity
Facility Age (Life):	N/A

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ 247,086	$ -	$ -	$ -	$ -	$ 247,086
Design	$ 4,015,143	$ -	$ -	$ -	$ -	$ 4,015,143
Construction	$ 11,292,299	$ 9,240,818	$ 3,735,404		$ -	$ 24,268,521
Total Project Costs	**$ 15,554,528**	**$ 9,240,818**	**$ 3,735,404**	**$ -**	**$ -**	**$ 28,530,750**
Funding Source(s):						
Secured Outside Funding	$ 1,282,500	$ -	$ -	$ -	$ -	$ 1,282,500
EDCWA Grant	$ -	$ 500,000	$ -			$ 500,000
SRF Construction Loan	$ 5,664,284	$ 6,030,044	$ 3,472,412		$ -	$ 15,166,740
DWR Construction Grant	$ 2,845,994	$ 2,154,006	$ -	$ -	$ -	$ 5,000,000
Net Capital Expenditure	**$ 5,761,750**	**$ 556,768**	**$ 262,992**	**$ -**	**$ -**	**$ 6,581,510**

Project Schedule

Begin Design:	Jan-13
Bid Construction:	Dec-20
Start Construction:	Jun-21
Complete Construction:	Oct-24

8184	P/N

Project Title:	Smart Meter Replacement Program
Project Manager:	Tony Laliotis
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	District
Const. Contractor:	District

Project Description:

This project will consist of replacing existing water meter infrastructure with new meter heads, meter box lids, meter register, and transmitters. Full meter body replacement will be assessed based on current accuracy testing results.

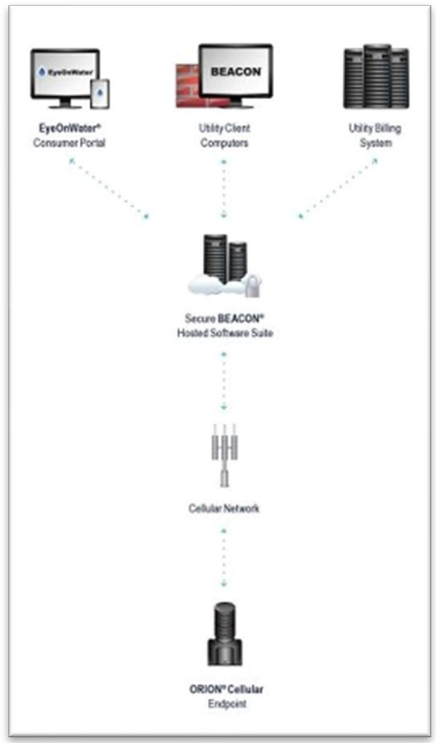
Justification or Significance of Improvement:

In an effort to increase response time to residential leaks smart meters will be installed at approximately 3,500 connections. This technology will send meter information four times per day, via cellular signal, to a cloud based server. When set up properly, the customers and the District will receive potential leak notifications via email or text within 24 hours of the leak starting. In addition, customers will be able to view their water usage data through a web based customer portal or smartphone app.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 407,052	$ 652,193	$ 700,000	$ -	$ -	$ 1,759,245
Total Project Costs	**$ 407,052**	**$ 652,193**	**$ 700,000**	**$ -**	**$ -**	**$ 1,759,245**
Funding Source(s):						
PCWA	$ -		$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 407,052**	**$ 652,193**	**$ 700,000**	**$ -**	**$ -**	**$ 1,759,245**

Project Schedule

Begin Design:	Jan-22
Start In-House Construction:	Feb-22
Bid Construction:	Feb-23
Start Construction:	May-23
Complete Construction:	Oct-24

	P/N
Project Title:	The Villas Water Line Replacement
Project Manager:	Will Stelter
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Heggen Lentz Engineering
Const. Contractor:	TBD

Project Description:

Replace approximately 2,500 linear feet of existing 2.5-inch & 6-inch water line with 8-inch water line, including associated service laterals and fire hydrants in The Villas complex. The project will include 7 fire hydrants and 3 system connections.

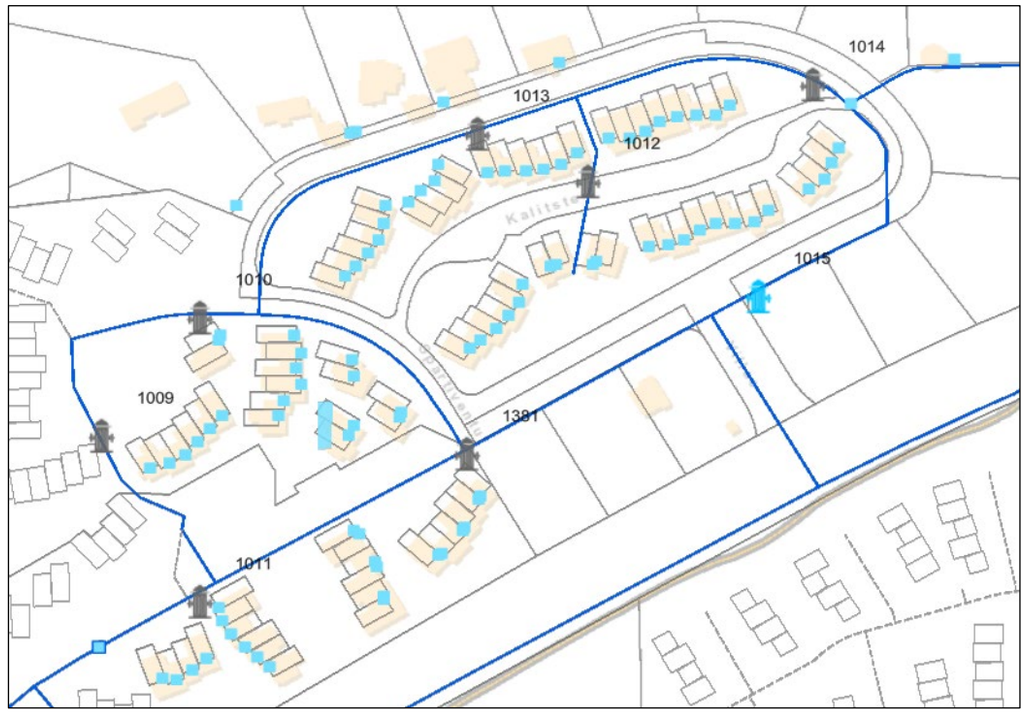
Justification or Significance of Improvement:

The water main is ageing thin walled steel, actively failing and at the end of its useful life. Replacement of this watermain will bring the water system to current District standards.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ 56,964	$ 117,330	$ -	$ -	$ 174,294
Construction	$ -	$ -	$ -	$ 2,364,300	$ -	$ 2,364,300
Total Project Costs	**$ -**	**$ 56,964**	**$ 117,330**	**$ 2,364,300**	**$ -**	**$ 2,538,594**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 56,964**	**$ 117,330**	**$ 2,364,300**	**$ -**	**$ 2,538,594**

Project Schedule

Begin Design:	Sep-23
Bid Construction:	Jan-25
Start Construction:	May-25
Complete Construction:	Sep-25

8180	P/N

Project Title:	Lower Meeks Bay PRV
Project Manager:	Sarah Hussong-Johnson
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

The work will consist of the installation of approximately 600 feet of new 8" water main and a pressure reducing valve (PRV) station to connect the Meeks Bay Vista pressure zone to the Tahoe Hills distribution system.

Justification or Significance of Improvement:

The Meeks Bay Vista pressure zone is currently fed from one PRV on the south end of the system running the length of Meeks Bay Avenue (5,700 feet). The system experiences severe head loss under fire flows. Providing a northerly connection will greatly improve fire flow at all hydrants along Meeks Bay Avenue and create a redundant connection to the system in the event of a failure or maintenance of one PRV.

Justification Data:

Asset Category:	WATER
Asset Type:	Distribution
Project Type:	Upgrade
Justification Category:	Capacity
Age of the Asset :	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ 802	$ -	$ -	$ -	$ -	$ 802
Design	$ -	$ 40,287	$ 186,996	$ -	$ -	$ 227,284
Construction	$ -	$ -	$ 83,461	$ 751,151	$ -	$ 834,613
Total Project Costs	**$ 802**	**$ 40,287**	**$ 270,457**	**$ 751,151**	**$ -**	**$ 1,062,698**
Funding Source(s):						
rado Water Agency (EDWA)	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Net Capital Expenditure	**$ 802**	**$ 40,287**	**$ 270,457**	**$ 551,151**	**$ -**	**$ 862,698**

Project Schedule

Begin Design:	Jan-22
Bid Construction:	Nov-24
Start Construction:	May-25
Complete Construction:	Sep-25

8183	P/N

Project Title:	Rubicon Wells 2 & 3 - Backup Power Project
Project Manager:	Celeste Havener
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	Sauers Engineering, Inc.
Const. Contractor:	TBD

Project Description:

The Rubicon Wells 2 & 3 Station is located on two parcels just south of Meeks Bay. The District will design and construct a building to house a permanent backup generator and chlorinator. Both wells will run off of one generator in the new building.

Justification or Significance of Improvement:

Located just south of Meeks Bay, backup electric power is critical. Winter access can be difficult and the lack of a permanent generator can make emergency response during power outages difficult.

Justification Data:

Asset Category:	WATER
Asset Type:	Source
Project Type:	Upgrade
Justification Category:	Vulnerability/Risk
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ 2,971	$ -	$ -	$ -	$ -	$ 2,971
Design	$ -	$ 34,117	$ 141,588	$ -	$ -	$ 175,705
Construction	$ -	$ -	$ 98,938	$ 890,439	$ -	$ 989,377
Total Project Costs	**$ 2,971**	**$ 34,117**	**$ 240,526**	**$ 890,439**	**$ -**	**$ 1,168,053**
Funding Source(s):						
rado Water Agency (EDWA)	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Net Capital Expenditure	**$ 2,971**	**$ 34,117**	**$ 240,526**	**$ 690,439**	**$ -**	**$ 968,053**

Project Schedule

Begin Design:	Jan-22
Bid Construction:	Nov-24
Start Construction:	May-25
Complete Construction:	Sep-25

8179	P/N

Project Title:	Rubicon Tank No. 1 Water Feed Line Replace
Project Manager:	Sarah Hussong-Johnson
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

Replace approximately 275 feet of 6-inch water main with a 10-inch diameter water main. From the Rubicon Tank No. 1 to the existing distribution main in Lakeridge Dr.

Justification or Significance of Improvement:

The current 6-inch water main serves as the common inlet/outlet from the Rubicon Tank No. 1. The current diameter of 6-inches is undersized to meet the higher flow demands of the Rubicon system. Increasing the diameter of this section of pipe will provide additional flow and pressure under high demand conditions such as fire flow.

Justification Data:

Asset Category:	WATER
Asset Type:	Storage
Project Type:	Replace
Justification Category:	Capacity
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ 5,688	$ -	$ -	$ -	$ -	$ 5,688
Design	$ -	$ 32,877	$ 84,155	$ -		$ 117,032
Construction	$ -	$ -	$ 57,205	$ 514,848	$ -	$ 572,053
Total Project Costs	**$ 5,688**	**$ 32,877**	**$ 141,360**	**$ 514,848**	**$ -**	**$ 694,773**
Funding Source(s):						
El Dorado Water Agency (EDWA)	$ -		$ -	$ 75,000	$ -	$ 75,000
Net Capital Expenditure	**$ 5,688**	**$ 32,877**	**$ 141,360**	**$ 439,848**	**$ -**	**$ 619,773**

Project Schedule

Begin Design:	Jan-23
Bid Construction:	Nov-23
Start Construction:	May-23
Complete Construction:	Sep-23

	P/N
Project Title:	Concrete Tank Rehabilitation
Project Manager:	Charley Miller
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	N/A
Const. Contractor:	TBD

Map/Photo:

Project Description:

This project is to conduct a concrete tank assessment of the water tanks at the Four Seasons and Tahoe Tavern Tank locations to determine rahabilitation needs.

Justification or Significance of Improvement:

The intent of tank inspections and assessments is to keep the facilities in operation as long as possible by identifying defects early, and addressing them before they result in failure of the structure. These two tanks are constructed of prestressed concrete. There are few companies in the United States qualified to provide the level of assessment necessary to provide a detailed and thorough assessment, therefore the preliminary assessment costs are higher than typical steel tank assessments.

Justification Data:

Asset Category:	WATER
Asset Type:	Storage
Project Type:	Rehab
Justification Category:	Vulnerability/Risk
Facility Age (Life):	N/A

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ 15,000	$ 54,950	$ -	$ -	$ 69,950
Construction	$ -	$ -	$ -	$ 97,350	$ -	$ 97,350
Total Project Costs	**$ -**	**$ 15,000**	**$ 54,950**	**$ 97,350**	**$ -**	**$ 167,300**
Funding Source(s):						
PCWA	$ -		$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 15,000**	**$ 54,950**	**$ 97,350**	**$ -**	**$ 167,300**

Project Schedule

Begin Design:	Feb-24
Bid Construction:	Jan-25
Start Construction:	May-25
Complete Construction:	Oct-25

8178	P/N

Project Title:	West Shore Storage Augmentation
Project Manager:	Will Stelter
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	Carollo Engineers
Const. Contractor:	TBD

Project Description:

Provide increased regional water storage capacity and transmission connectivity between Timberland and Tahoe Cedars on the west shore of Lake Tahoe. For budgeting, assumed to included 2 new water storage tanks and 12,000 LF of transmission line. Prepare a preliminary design report addressing tank site selection & sizing, existing tank analysis, and transmission main routing & sizing as recommended in the 2010 PCWA - Northwest Lake Tahoe Area Water System Master Plan Project Report.

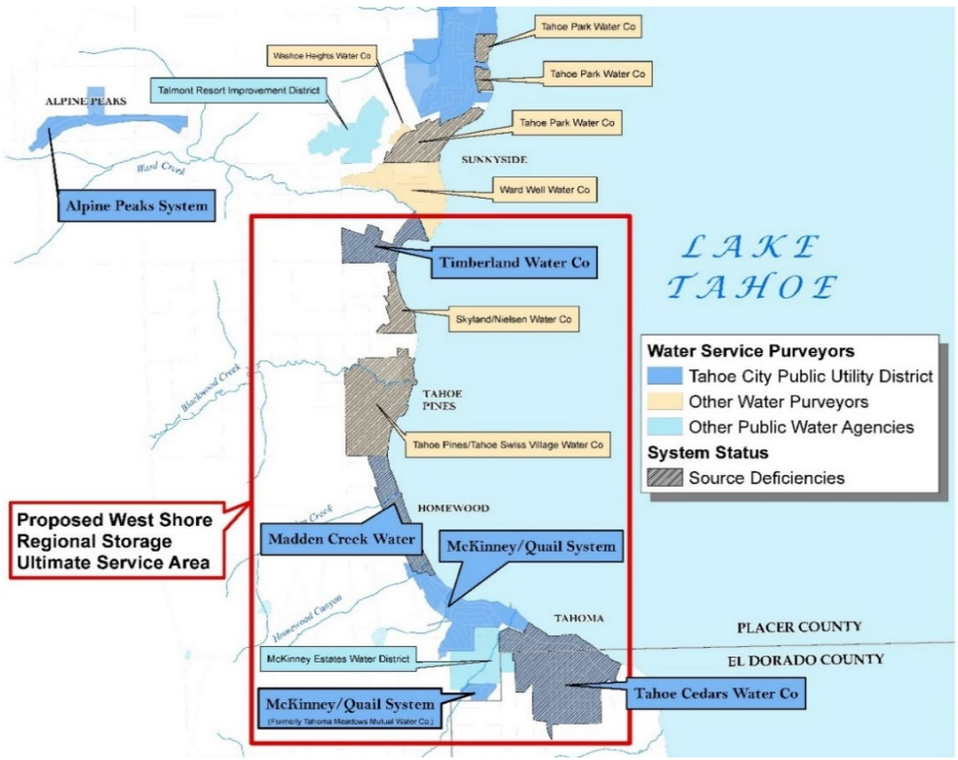
Justification or Significance of Improvement:

As discussed in the PCWA report, the west shore of Lake Tahoe has multiple disconnected water systems, which do no have sufficient fire flow and storage capacity. This project would provide a regional system capable of providing sufficient fire flow and storage to these systems including the TCPUD's Timberland, Madden Creek, McKinney/Quail, and Tahoe Cedars water systems. This regional system would also take advantage of the water source established with the WLTRWTP project.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Redundancy/Reliability
Facility Age (Life):	N/A

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ 267,384	$ 103,974	$ 87,771	$ -	$ -	$ -	$ -	$ 459,129
Design	$ -	$ -	$ 135,000	$ 405,000	$ 405,000	$ 135,000	$ -	$ 1,080,000
Construction	$ -	$ -	$ -	$ -	$ 2,992,500	$ 997,500	$ 2,992,500	$ 6,982,500
Total Project Costs	**$ 267,384**	**$ 103,974**	**$ 222,771**	**$ 405,000**	**$ 3,397,500**	**$ 1,132,500**	**$ 2,992,500**	**$ 8,521,629**
Funding Source(s):								
PCWA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 267,384**	**$ 103,974**	**$ 222,771**	**$ 405,000**	**$ 3,397,500**	**$ 1,132,500**	**$ 2,992,500**	**$ 8,521,629**

Project Schedule

Begin Design:	Jun-23
Bid Construction:	Nov-25
Start Construction:	May-26
Complete Construction:	Oct-28

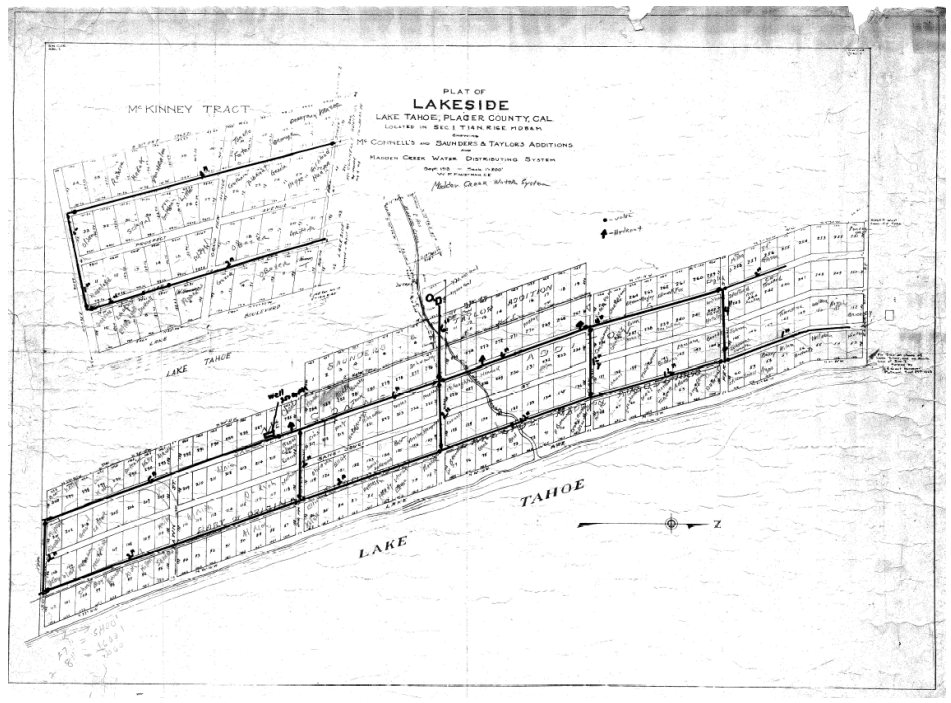
12/8/2023

8171	P/N

Project Title:	Madden Creek Water System Distribution Improvements (Ph.3 & 4)
Project Manager:	Will Stelter
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

This project will completely replace the existing water distribution system. The first two phases interconnected the Madden Creek Water system with the McKinney Quail Water System and replaced 3,700 linear feet of water main, and installed 93 service laterals and 11 fire hydrants. The remaining Madden Creek water system has approximately 18,400 linear feet of water main to replace, 124 service laterals, and 32 fire hydrants.



Justification or Significance of Improvement:

The 2019 Phase 1 Project provided an interconnection with the TCPUD McKinney-Quail water service area increasing capacity and storage capable of enhanced fire flows and access to the future regional water supply from the West Lake Tahoe Regional Water Treatment Plant project. Phase 2 of the Project began the replacement of the undersized and aging water lines necessary to improve system operation and improve fire protection. The final phase of this project will complete the replacement of the entire Madden Creek Water System and provide a safe reliable water system that meets District standards.

Justification Data:

Asset Category:	WATER
Asset Type:	Distribution
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	100+ years old

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	2027 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 65,609	$ 287,380	$ 256,531	$ 182,274	$ -	$ -	$ 791,794
Construction	$ -	$ -	$ -	$ 5,434,430	$ 4,720,398	$ 4,720,398	$ 14,875,225
Total Project Costs	**$ 65,609**	**$ 287,380**	**$ 256,531**	**$ 5,616,704**	**$ 4,720,398**	**$ 4,720,398**	**$ 15,667,019**
Funding Source(s):							
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 65,609**	**$ 287,380**	**$ 256,531**	**$ 5,616,704**	**$ 4,720,398**	**$ 4,720,398**	**$ 15,667,019**

Project Schedule

Begin Design:	Jan-23
Bid Construction:	Feb-25
Start Construction:	May-25
Complete Construction:	Oct-27

8184	P/N

Project Title:	Tahoe Cedars Water System Distribution Improvements
Project Manager:	Charley Miller
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

This project will completely replace the existing failing water distribution system. Tahoe Cedars water system has approximately 79,000 linear feet of water main to replace and install over 1000 meters and 97 fire hydrants.

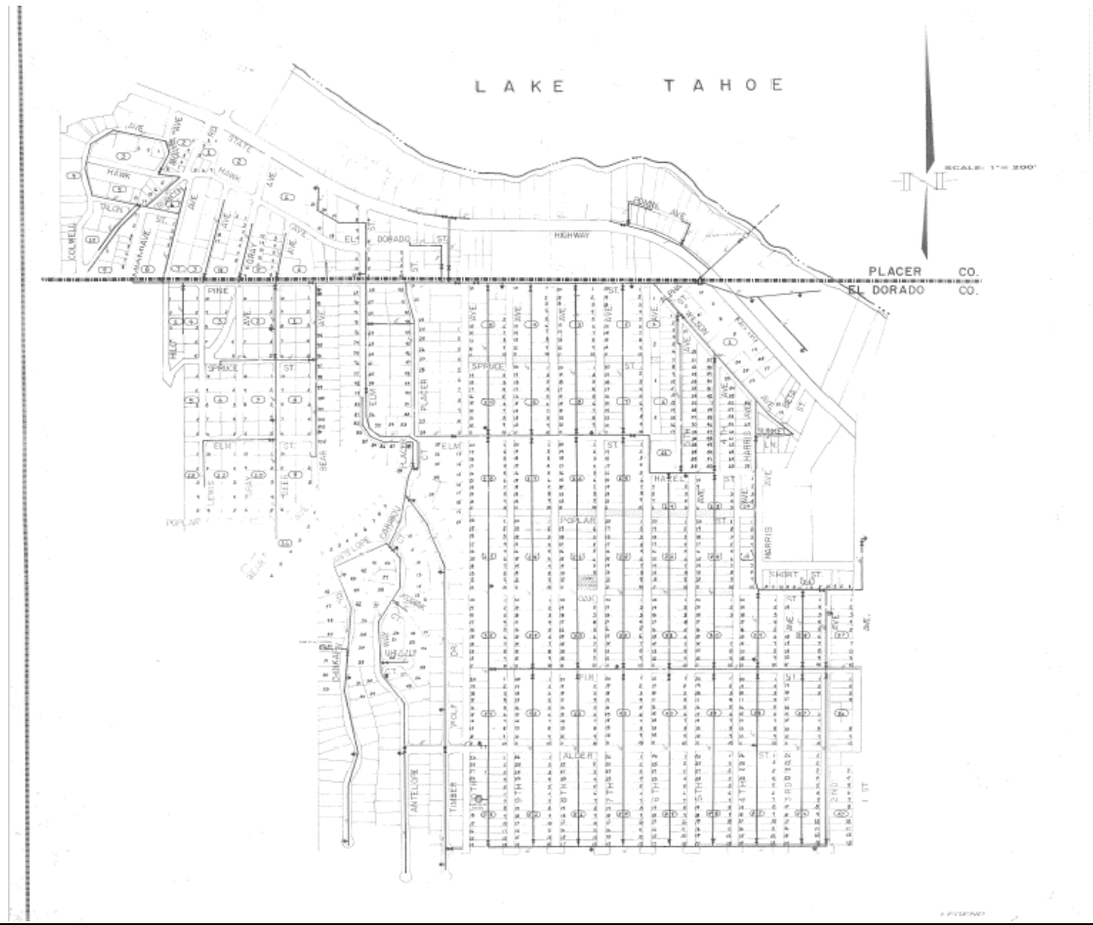
Justification or Significance of Improvement:

The Tahoe Cedars Water System was acquired by the TCPUD in January of 2018. It is unmetered, the distribution system is severely undersized, and is in very poor condition. The proposed project will address metering, fire flow, hydrant spacing, networking, valving, and water quality. When completed the replacement of the entire Tahoe Cedars water system will provide a safe reliable water system that meets District standards.

Justification Data:

Asset Category:	WATER
Asset Type:	Distribution
Project Type:	Rehab
Justification Category:	Multiple
Facility Age (Life):	TBD

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Prelim	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PDB Procurement	$ 22,631	$ 288,479	$ 533,539	$ -	$ -	$ -	$ -	$ 844,649
Design/Construction	$ -	$ -	$ 600,000	$ 3,250,000	$ 4,442,833	$ 4,239,667	$ 4,319,833	$ 16,852,333
Total Project Costs	**$ 22,631**	**$ 288,479**	**$ 1,133,539**	**$ 3,250,000**	**$ 4,442,833**	**$ 4,239,667**	**$ 4,319,833**	**$ 17,696,982**
Funding Source(s):								
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 22,631**	**$ 288,479**	**$ 1,133,539**	**$ 3,250,000**	**$ 4,442,833**	**$ 4,239,667**	**$ 4,319,833**	**$ 17,696,982**

Project Schedule

Begin Design:	Jan-23
Bid Construction:	Feb-24
Start Construction:	May-25
Complete Construction:	Oct-28

	P/N
Project Title:	Transfer Switch Replacement
Project Manager:	Tony Laliotis
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - WATER
Design Consultant:	District
Const. Contractor:	District

Project Description:

Replacement of aging emergency generator automatic transfer switches at water pump stations

Justification or Significance of Improvement:

This switch automatically starts the generator and transfers the building electrical load to the generator in the event of a power outage. The switch then transfers power back to Utility power when normal power is restored and shuts down the generator. Many of the District's existing switches are aging and reliability is becoming a concern as is the ability to obtain repair parts.

Justification Data:

Asset Category:	WATER
Asset Type:	Transmission
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	20-40 (30)

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 3,243	$ 21,056	$ 17,000	$ -	$ -	$ 41,299
Total Project Costs	**$ 3,243**	**$ 21,056**	**$ 17,000**	**$ -**	**$ -**	**$ 41,299**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 3,243**	**$ 21,056**	**$ 17,000**	**$ -**	**$ -**	**$ 41,299**

Project Schedule

Begin Design:	N/A
Bid Construction:	N/A
Start Construction:	Aug-22
Complete Construction:	Dec-24

8102	P/N

Project Title:	Large Commercial/Domestic Meter Replacement Program
Project Manager:	Tony Laliotis
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - WATER
Design Consultant:	District
Const. Contractor:	District

Map/Photo:

Project Description:

This project consists of replacement of approximately 25% of the large commercial and domestic 2-inch meters with more accurate compound meters.

Justification or Significance of Improvement:

Leak detection and water audit data have shown that several 2-inch meters are failing to register lower domestic flows. This problem will become more prevalent as meters routinely wear and lose the ability to register low flow. This inaccuracy leads to false water audit data and lost revenue due to unaccounted for water. Many of the commercial meters are approaching 15-18 years of age and are likely to need replacement in the next five years.

Justification Data:

Asset Category:	WATER
Asset Type:	Distribution
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	9 to 20

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 50,276	$ 15,480	$ 35,547	$ -	$ -	$ 101,303
Total Project Costs	**$ 50,276**	**$ 15,480**	**$ 35,547**	**$ -**	**$ -**	**$ 101,303**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 50,276**	**$ 15,480**	**$ 35,547**	**$ -**	**$ -**	**$ 101,303**

Project Schedule

Begin Design:	NA
Bid Construction:	NA
Start Construction:	Aug-15
Complete Construction:	Nov-24

	P/N
Project Title:	Riley Springs Vault Rehabilitation
Project Manager:	Tony Laliotis
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	District
Const. Contractor:	TBD

Project Description:

Rehabilitate the spring vault lids and plumbing for better security and reliability of the spring water source.

Justification or Significance of Improvement:

Meeting the goal of providing safe and reliable water service to our customers.

Justification Data:

Asset Category:	WATER
Asset Type:	Source
Project Type:	Upgrade
Justification Category:	Safety/Security
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ 62,000	$ 62,000	$ -	$ -	$ 124,000
Total Project Costs	**$ -**	**$ 62,000**	**$ 62,000**	**$ -**	**$ -**	**$ 124,000**
Funding Source(s):						
PCWA	$ -		$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 62,000**	**$ 62,000**	**$ -**	**$ -**	**$ 124,000**

Project Schedule

Begin Design:	N/A
Bid Construction:	N/A
Start Construction:	May-23
Complete Construction:	Oct-24

81XX	P/N

Project Title:	Rubicon Tank No. 2 Exterior Coating
Project Manager:	Tony Laliotis
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Bay Area Coating Consultants
Const. Contractor:	TBD

Map/Photo:

Project Description:

This work will consist of recoating the exterior of the Rubicon Tank No. 2.

Justification or Significance of Improvement:

Steel water tanks generally require recoating at intervals of 15-30 years depending on the climate and quality of the last recoating. Blasting and recoating of tanks regularly eliminates any corrosion and extends the useful life of a storage tank significantly. The interior was recoated in 2017 as part of the Rubicon Tank 2 & 3 Interior, 1 & 3 Exterior Recoating project.

Justification Data:

Asset Category:	WATER
Asset Type:	Storage
Project Type:	Rehab
Justification Category:	Age/Condition
Last Recoating :	1993

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ 75,000	$ 87,000	$ -	$ 162,000
Total Project Costs	**$ -**	**$ -**	**$ 75,000**	**$ 87,000**	**$ -**	**$ 162,000**
Funding Source(s):						
		$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ -**	**$ 75,000**	**$ 87,000**	**$ -**	**$ 162,000**

Project Schedule

Begin Design:	May-24
Bid Construction:	Jul-24
Start Construction:	Aug-24
Complete Construction:	Sep-25

	P/N
Project Title:	Lower Highlands Tank Recoat & Ladder Modifications
Project Manager:	Tony Laliotis
Current Phase:	DESIGN
Budget Location:	CAPITAL - WATER
Design Consultant:	Bay Area Coating Consultants
Const. Contractor:	TBD

Map/Photo:

Project Description:

This work will consist of recoating the interior and exterior of the Lower Highlands Tank, as well as replacing the ladder assembly and adding appropriate safety landings and railings.

Justification or Significance of Improvement:

Steel water tanks generally require recoating at intervals of 15-30 years depending on the climate and quality of the last recoating. Blasting and recoating of tanks regularly eliminates any corrosion and extends the useful life of a storage tank significantly. The current ladder length is slightly longer than OSHA regulations and requires an intermediate landing to be in compliance. In addition the tank has no safety railings on the roof surface which presents a potential safety hazard.

Justification Data:

Asset Category:	WATER
Asset Type:	Storage
Project Type:	Rehab
Justification Category:	Age/Condition
Last Recoating :	Approx. 30 years

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ 330,000	$ -	$ -	$ 330,000
Total Project Costs	**$ -**	**$ -**	**$ 330,000**	**$ -**	**$ -**	**$ 330,000**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ -**	**$ 330,000**	**$ -**	**$ -**	**$ 330,000**

Project Schedule

Begin Design:	May-24
Bid Construction:	Jul-24
Start Construction:	Aug-24
Complete Construction:	Sep-24

12/8/2023

2024 Sewer Projects

Project Justification Legend

Asset Type
- Transmission
- Collection
- Equipment
- Multiple

Project Type
- Upgrade
- Replace
- Rehab

Justification Category
- Capacity
- Age/Condition
- Safety/Security
- Regulatory
- Vulnerability/Risk
- Best Practice
- Redundancy/Reliability
- Multiple
- Other

8350	P/N

Project Title:	Line Replacement/Sliplining, Manhole Rehab & Lateral Repairs
Project Manager:	Tony Laliotis
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - SEWER
Design Consultant:	District
Const. Contractor:	District & Multiple

Map/Photo:

Project Description:

Perform long term rehabilitation procedures on structural deficiencies found in the District's sewer system.

Justification or Significance of Improvement:

With 20% of the District sewer lines being televised annually and in wet years allowing the District to find infiltration, it is necessary to perform spot repairs and/or rehabilitation to immediately correct deficiencies. This project will be utilized to perform ongoing rehabilitation of the sewer system to minimize the risk of overflows and minimize inflow into the sewer system.

Justification Data:

Asset Category:	SEWER
Asset Type:	Collection
Project Type:	Rehab
Justification Category:	Age/Condition
Facility Age (Life):	NA

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026-2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 555,821	$ 17,428	$ 50,000	$ 50,000	$ 150,000	$ 823,249
Total Project Costs	**$ 555,821**	**$ 17,428**	**$ 50,000**	**$ 50,000**	**$ 150,000**	**$ 823,249**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 555,821**	**$ 17,428**	**$ 50,000**	**$ 50,000**	**$ 150,000**	**$ 823,249**

Project Schedule

Begin Design:	NA
Bid Construction:	NA
Start Construction:	Ongoing
Complete Construction:	NA

8369	P/N

Project Title:	SPS Storage Improvement Ph. 2 & 3 - (Coast Guard & Waters Edge &
Project Manager:	Will Stelter
Current Phase:	DESIGN
Budget Location:	CAPITAL - SEWER
Design Consultant:	Heggen Lentz Engineering
Const. Contractor:	TBD

Project Description:

In 2022 the Lonely Gulch and North Lane sewer pump stations received precast overflow wet wells. The Water's Edge and Coast Guard pump stations are scheduled for installation of expanded precast overflow wet wells.

Justification or Significance of Improvement:

Increasing storage capacity at the pump stations dramatically reduces the chances of a sanitary sewer overflow occurring due to a pump station failure or export line problem. The increased storage capacity will allow District staff additional time to correct the problem prior to an overflow occurring. These projects were recommendations identified in the Board adopted Sewer Pump Station Master Plan.

Map/Photo:

Justification Data:

Asset Category:	SEWER
Asset Type:	Transmission
Project Type:	Upgrade
Justification Category:	Vulnerability/Risk
Facility Age (Life):	N/A (60)

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 127,274	$ 158,810	$ 142,632	$ -	$ -	$ 428,716
Construction	$ 1,211,548	$ -	$ 1,211,548	$ 962,413	$ -	$ 3,385,509
Total Project Costs	**$ 1,338,822**	**$ 154,442**	**$ 1,354,180**	**$ 962,413**	**$ -**	**$ 3,814,225**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 1,338,822**	**$ 154,442**	**$ 1,354,180**	**$ 962,413**	**$ -**	**$ 3,814,225**

Project Schedule

Begin Design:	May-21
Bid Ph. 1 Construction:	Jul-22
Start Ph. 1 Construction:	Sep-22
Complete Ph. 1 Construction:	Oct-22
Bid Ph. 2 Construction:	May-23
Bid Ph. 3 Construction:	Jan-25

8331	P/N

Project Title:	Dollar/Edgewater Sewer Repair Phase 3
Project Manager:	Charley Miller
Current Phase:	DESIGN
Budget Location:	CAPITAL - SEWER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

This work will consist of development of alternatives, design and construction of a mitigation measure to protect and cover the repaired pipe in the shorezone.

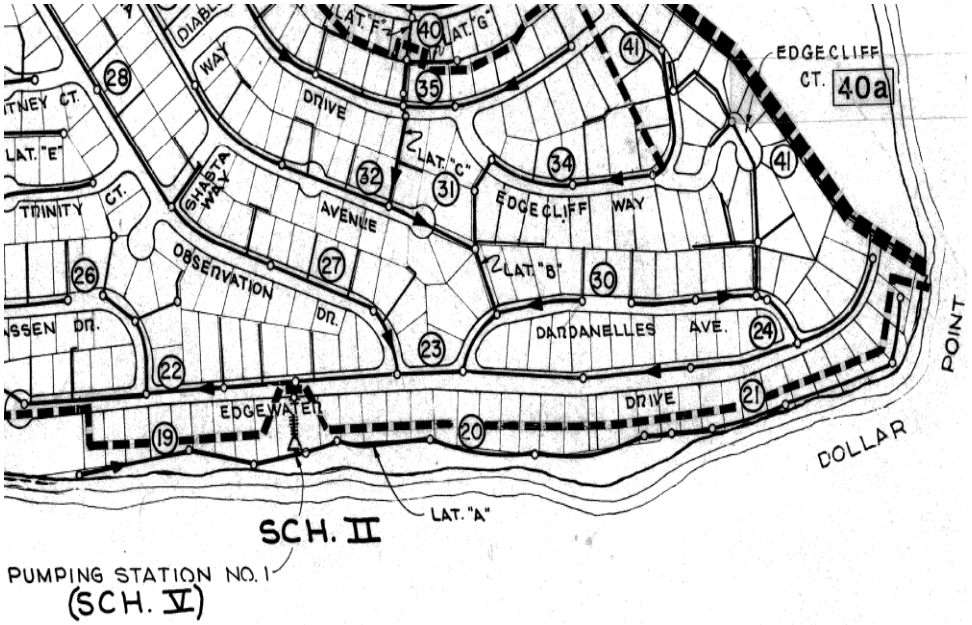
Justification or Significance of Improvement:

The pipe that was repaired in 2019 has been exposed on the surface of the lakebed. The District is working with the appropriate regulatory agencies and the fronting property owners to develop a sustainable solution that will cover and protect the pipe from wave action and erosion.

Justification Data:

Asset Category:	SEWER
Asset Type:	Collection
Project Type:	Rehabilitation
Justification Category:	Vulnerability/Risk
Facility Age (Life):	52(40)

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 144,117	$ 15,057	$ 100,556	$ -	$ -	$ 259,731
Construction	$ -	$ -	$ 571,500	$ -	$ -	$ 571,500
Total Project Costs	**$ 144,117**	**$ 15,057**	**$ 672,056**	**$ -**	**$ -**	**$ 831,231**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 144,117**	**$ 15,057**	**$ 672,056**	**$ -**	**$ -**	**$ 831,231**

Project Schedule

Begin Design:	Nov-20
Bid Construction:	Mar-24
Start Construction:	May-24
Complete Construction:	Sep-24

8357	P/N

Project Title:	Emergency Bypass Facilities (PS & FM)
Project Manager:	Phillip Tapia
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - SEWER
Design Consultant:	Heggen Lentz Engineering
Const. Contractor:	Phase 2 - Vinciguerra Construction, Inc

Project Description:

In 2022 The Gold Coast force main received 4 emergency bypass ports. The work for 2023-2024 will consist of installing emergency bypass facilities at Meeks Bay, Sunnyside, Blackwood, Madden, and McKinney pump stations. Additional intermediate bypass ports will be installed on the Meeks Bay force mains due to their length (over 6,000 LF).

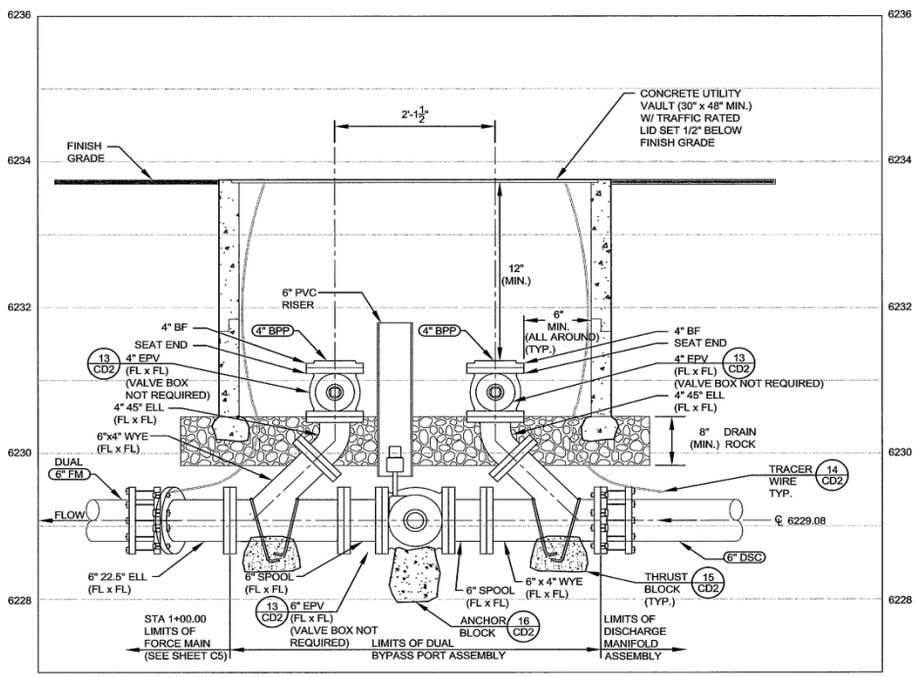
Justification or Significance of Improvement:

A sewer pump station or force main failure often requires sewage flow to be bypassed into trucks or to the nearest gravity collection system downstream of the pump station basin. Timing and ease of bypass are critical to achieving a bypass without spilling sewage. These facilities will allow District personnel to bypass a sewer pump station quicker and more effectively.

Justification Data:

Asset Category:	SEWER
Asset Type:	Transmission
Project Type:	Upgrade
Justification Category:	Redundancy/Reliability
Facility Age (Life):	N/A

Map/Photo:



H DUAL BYPASS PORT DETAIL

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 157,319	$ 46,352	$ -	$ -	$ -	$ 203,671
Construction	$ 388,955	$ 912,869	$ 643,148	$ -	$ -	$ 1,944,972
Total Project Costs	**$ 546,275**	**$ 959,221**	**$ 643,148**	**$ -**	**$ -**	**$ 2,148,643**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 546,275**	**$ 959,221**	**$ 643,148**	**$ -**	**$ -**	**$ 2,148,643**

Project Schedule

Begin Design:	May-21
Bid Ph. 1 Construction:	Jul-22
Start Ph. 1 Construction:	Sep-22
Complete Ph. 1 Construction:	Oct-22
Bid Ph. 2 Construction:	Jun-23
Start Ph. 2 Construction:	Aug-23
Complete Ph. 2 Construction:	Jun-24

8370	P/N

Project Title:	Sixth Avenue Sewer Line Replacement
Project Manager:	Celeste Havener
Current Phase:	DESIGN
Budget Location:	CAPITAL - SEWER
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

The project will replace 860 linear feet of 6 inch sewer main on Sixth Avenue in Tahoma and install 200 linear feet of new 6 inch sewer to connect to the Fifth Avenue sewer. Work will include 5 sanitary sewer manholes, reconnection of service laterals, bypass pumping, pavement restoration,

Justification or Significance of Improvement:

In late summer 2022 District utilities crew were conducting routine sewer line cleaning on this section of pipe. Staff recognized gravel backfill at the opposite end of the sewer line. Upon TV inspection of the sewer main they identified internal signs the structural failure. The pipe was declared an emergency at the September Board meeting. The pipe will be slip lined to sustain the pipe until the replacement project is complete.

Justification Data:

Asset Category:	SEWER
Asset Type:	Collection
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ 21,210	$ 55,806	$ -	$ -	$ 77,016
Construction	$ -	$ -	$ 862,579	$ -	$ -	$ 862,579
Total Project Costs	**$ -**	**$ 21,210**	**$ 918,385**	**$ -**	**$ -**	**$ 939,595**
Funding Source(s):						
PCWA	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 21,210**	**$ 918,385**	**$ -**	**$ -**	**$ 939,595**

Project Schedule

Begin Design:	Mar-23
Bid Construction:	Mar-24
Start Construction:	Sep-24
Complete Construction:	Oct-24

12/8/2023

8331	P/N

Project Title:	Dollar/Edgewater Lakefront SLR
Project Manager:	Charley Miller
Current Phase:	PLANNING
Budget Location:	CAPITAL - SEWER
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

This work will consist of studying and evaluating the condition of the existing "Lateral A" sewer collection line located along the shoreline of Lake Tahoe; developing and implementing a solution to replace, repair, or protect the existing line as conditions dictate.

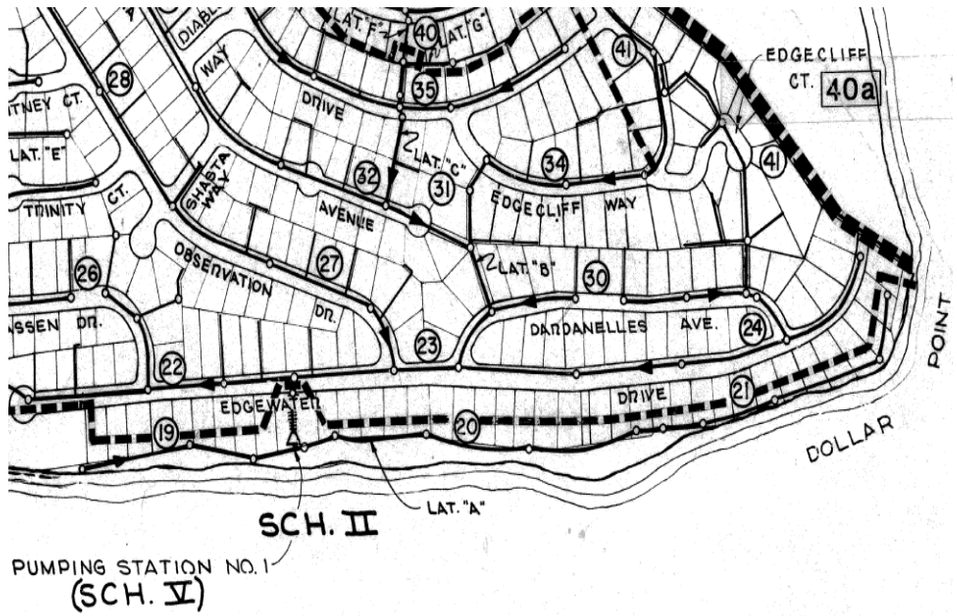
Justification or Significance of Improvement:

The existing "Lateral A" sewer collection line is an aging line located in the lake shore. It's shallow and vulnerable to damage. The project will help avoid any contamination of the area due to failing of or damage to the sewer line.

Justification Data:

Asset Category:	SEWER
Asset Type:	Collection
Project Type:	Rehabilitation
Justification Category:	Vulnerability/Risk
Facility Age (Life):	52(40)

Map/Photo:



Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026-2028 Budget	Total
Preliminary	$ 118,571	$ -	$ -	$ -	$ -	$ 118,571
Emergency Work	$ 402,135	$ -	$ -	$ -	$ -	$ 402,135
Emergency Work - Ph. 2	$ 599,105	$ -	$ -	$ -	$ -	$ 599,105
Design	$ 215,691	$ 32,000	$ 240,643	$ 408,999	$ -	$ 897,334
Construction	$ -	$ -	$ -		$ 2,639,250	$ 2,639,250
Total Project Costs	**$ 1,335,502**	**$ 32,000**	**$ 240,643**	**$ 408,999**	**$ 2,639,250**	**$ 4,656,394**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 1,335,502**	**$ 32,000**	**$ 240,643**	**$ 408,999**	**$ 2,639,250**	**$ 4,656,394**

Project Schedule

Begin Design:	Sep-14
Bid Construction:	Jan-25
Start Construction:	May-25
Complete Construction:	Oct-28

	P/N
Project Title:	Sewer Line Rehabilitation - Bunker Drive
Project Manager:	TBD
Current Phase:	PLANNING
Budget Location:	CAPITAL - SEWER
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Rehabilitate the sewer mains in the Bunker Drive area with a combination of spot repairs and cure in place lining.

Justification or Significance of Improvement:

The Bunker Drive area was one of the first subdivisions to be sewered in the TCPUD area. At the time, the use of vitrified clay sewer pipe (VCP) was common. While VCP as a material is very impervious and resilient to the sewer environment, the means and methods of installing and joining the pipe are causing cracks and joint failure which leads to root intrusion and infiltration. Root intrusion is a leading cause of sanitary sewer overflows, and as much of this area is in a sensitive drainage, overflows can be damaging to the environment and

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ 252,168	$ -	$ -	$ 252,168
Construction	$ -	$ -	$ -	$ 1,004,118	$ -	$ 1,004,118
Total Project Costs	**$ -**	**$ -**	**$ 252,168**	**$ 1,004,118**	**$ -**	**$ 1,256,286**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ -**	**$ 252,168**	**$ 1,004,118**	**$ -**	**$ 1,256,286**

Project Schedule

Begin Design:	Jun-24
Bid Construction:	Mar-25
Start Construction:	May-25
Complete Construction:	Oct-25

	P/N
Project Title:	Sewer Pump Station Interior Rehab
Project Manager:	TBD
Current Phase:	PLANNING
Budget Location:	CAPITAL - SEWER
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Rehabilitate the subgrade interior surfaces and replace gate/valves of sewer pump stations.

Justification or Significance of Improvement:

Virtually all of the Districts sewer pump stations consist of a steel underground structure which houses the pumps, valves , piping and electrical controls. Preserving the integrity of the steel structure is critically important to keeping the stations running properly into the future. Wear and tear and age have taken their toll on the interior coatings that protect the steel structures. In addition, many of these coatings are original and have been found to contain lead. This Project will remove all of the lead based coatings and recoat all of the interior surfaces with modern coating material, extending the life of the facility and providing a safer environment. New gates and values will also be replaced as part of the Project.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ 210,000	$ 240,000	$ 250,000	$ 700,000
Total Project Costs	**$ -**	**$ -**	**$ 210,000**	**$ 240,000**	**$ 250,000**	**$ 700,000**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ -**	**$ 210,000**	**$ 240,000**	**$ 250,000**	**$ 700,000**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	Apr-24
Start Construction:	Jun-24
Complete Construction:	Jan-26

	P/N
Project Title:	Sewer Line Rehabilitation
Project Manager:	TBD
Current Phase:	PLANNING
Budget Location:	CAPITAL - WATER
Design Consultant:	N/A
Const. Contractor:	TBD

Project Description:

Preliminary design to rehabilitate the sewer mains in the Tahoe City Downtown, Tahoe City Golf Course, and Fairway Drive areas resulting in three separate construction projects.

Justification or Significance of Improvement:

Downtown Tahoe City was one of the first sewered in the TCPUD area. At the time, the use of vitrified clay sewer pipe (VCP) was common. While VCP as a material is very impervious and resilient to the sewer environment, the means and methods of installing and joining the pipe are causing cracks and joint failure which leads to root intrusion and infiltration. Root intrusion is a leading cause of sanitary sewer overflows, and as much of this area is in a sensitive drainage, overflows can be damaging to the environment and private property.

Justification Data:

Asset Category:	WATER
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ 104,610	$ -	$ -	$ -	$ -	$ 104,610
Design	$ -	$ -	$ 52,935	$ 146,496	$ 190,512	$ -	$ 389,943
Construction	$ -	$ -	$ -	$ 534,578	$ 591,216	$ 802,872	$ 1,928,666
Total Project Costs	**$ -**	**$ 104,610**	**$ 52,935**	**$ 681,074**	**$ 781,728**	**$ 802,872**	**$ 2,423,219**
Funding Source(s):							
PCWA	$ -		$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 104,610**	**$ 52,935**	**$ 681,074**	**$ 781,728**	**$ 802,872**	**$ 2,423,219**

Project Schedule

Begin Design:	Jun-24
Bid Construction:	Jan-26
Start Construction:	May-26
Complete Construction:	Oct-28

8345	P/N

Project Title:	Satellite Pump Station Controls
Project Manager:	Tony Laliotis
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - SEWER
Design Consultant:	District
Const. Contractor:	District

Project Description:

This work consists of installing new controls and interfaces at the satellite sewer pump stations.

Justification or Significance of Improvement:

The current control technology in use at the satellite pump stations dates back to the 1960s. Although fairly reliable, it requires significant maintenance and ongoing component repair. We are proposing to replace the existing controls with new, more reliable controls that allow for both local access and remote access.

Justification Data:

Asset Category:	SEWER
Asset Type:	Transmission
Project Type:	Replace
Justification Category:	Redundancy/Reliability
Facility Age (Life):	56 (50)

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 356,555	$ 43,493	$ 50,000	$ 100,000	$ -	$ 550,049
Total Project Costs	**$ 356,555**	**$ 43,493**	**$ 50,000**	**$ 100,000**	**$ -**	**$ 550,049**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 356,555**	**$ 43,493**	**$ 50,000**	**$ 100,000**	**$ -**	**$ 550,049**

Project Schedule

Begin Design:	NA
Bid Construction:	NA
Start Construction:	Sep-12
Complete Construction:	Oct-25

8333	P/N

Project Title:	Spare Pumps
Project Manager:	Tony Laliotis
Current Phase:	PLANNING
Budget Location:	CAPITAL - SEWER
Design Consultant:	NA
Const. Contractor:	NA

Project Description:

Purchase spare pumps and impellers.

Justification or Significance of Improvement:

The District is currently building an inventory of spare pumps for smaller two pump sewage pumping stations. Many of the pumps are reaching the end of their useful life and need rebuilding. The District should perform several strategic purchases of pump impellers and motors to be able to rotate through and rebuild our smaller pump inventory while still maintaining two pump redundancy at all times.

Justification Data:

Asset Category:	SEWER
Asset Type:	Equipment
Project Type:	Replace
Justification Category:	Redundancy/Reliability
Facility Age (Life):	40

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Purchase	$ 153,583	$ -	$ 50,000	$ -	$ -	$ 203,583
Total Project Costs	**$ 153,583**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 203,583**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 153,583**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 203,583**

Project Schedule

Begin Design:	NA
Bid Construction:	NA
Start Construction:	NA
Complete Construction:	NA

8314	P/N

Project Title:	Pump Station Flow Meters & Bypass Ports
Project Manager:	Tony Laliotis
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - SEWER
Design Consultant:	District
Const. Contractor:	District

Project Description:

Installation of magnetic flow meters at all sewer pump stations.

Map/Photo:

Justification or Significance of Improvement:

Accurate and reliable flow rate and volume measurements are all vital aspects of sewer pump station and collection system best management practices. Magnetic flow meters will allow early warning of pending clogging or pump failures. They will also provide daily flow volume measurements to establish baselines, identify excess infiltration or inflow, and allow operators to monitor pump and impeller wear on a statistical basis.

Justification Data:

Asset Category:	SEWER
Asset Type:	Transmission
Project Type:	Upgrade
Justification Category:	Best Practice
Facility Age (Life):	NA

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 184,960	$ 30,000	$ 50,000	$ -	$ -	$ 264,960
Total Project Costs	**$ 184,960**	**$ 30,000**	**$ 50,000**	**$ -**	**$ -**	**$ 264,960**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 184,960**	**$ 30,000**	**$ 50,000**	**$ -**	**$ -**	**$ 264,960**

Project Schedule

Begin Design:	NA
Bid Construction:	NA
Start Construction:	Dec-10
Complete Construction:	Dec-24

2024 Parks Projects

Project Justification Legend

Asset Type
- Facility
- Parks
- Trails
- Equipment

Project Type
- Upgrade
- Replace
- Rehab

Justification Category
- Capacity
- Age/Condition
- Safety/Security
- Regulatory
- Vulnerability/Risk
- Best Practice
- Redundancy/Reliability
- Multiple
- Other

	P/N
Project Title:	EV Charging - Level 2
Project Manager:	Anna Klovstad
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R/SEWER/WATER
Design Consultant:	Sugarpine Engineering
Const. Contractor:	TBD

Map/Photo:

Project Description:

This project will install 4 charging spaces at the Administrative Building. There will be 1 level 2 charging station with 2 ports and 1 level 3 charging station with 2 ports. Distrct fleet vehicles will have preference for the level 3 charging. Staff will be working on a policy and master plan on District wide EV charging to develop a vision for the District and seek the outside funding opportunities.

Justification or Significance of Improvement:

California Air Resources Board (CARB) is developing a medium and heavy-duty zero-emission fleet regulation with the goal of achieving a zero-emission truck fleet by 2045. Additionally District staff and community members have begun this transition.

Liberty Utilities is offering free electric service connections for all charging stations in their territory. The charging stations are usually a small cost in comparison to the service installation. This is the Districts opportunity to install

Justification Data:

Asset Category:	PARKS
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Design	$ 4,060	$ 69,240	$ 33,000		$ -	$ 106,300
Procurement	$ -	$ 24,600			$ -	$ 24,600
Construction	$ -	$ -	$ 86,224		$ -	$ 86,224
Total Project Costs	**$ 4,060**	**$ 93,840**	**$ 119,224**	**$ -**	**$ -**	**$ 217,124**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 4,060**	**$ 93,840**	**$ 119,224**	**$ -**	**$ -**	**$ 217,124**

Project Schedule

Begin Design:	Jan-23
Bid Construction Ph. 1:	Apr-24
Start Construction Ph. 1:	Jun-24
Complete Construction Ph.1:	Aug-24

	P/N

Project Title:	Multi-Use Trail Rehabilitation Project
Project Manager:	Celeste Havener
Current Phase:	DESIGN
Budget Location:	CAPITAL - P&R
Design Consultant:	Lumos and Associates
Const. Contractor:	TBD

Project Description:

Asphalt paving rehabilitation of existing bike trails. Project to include addressing transverse cracking, vegetation and root damage, shoulder erosion resulting in edge longitudinal cracking, and localized poor drainage. Safety issues and pavement retention to be prioritized.

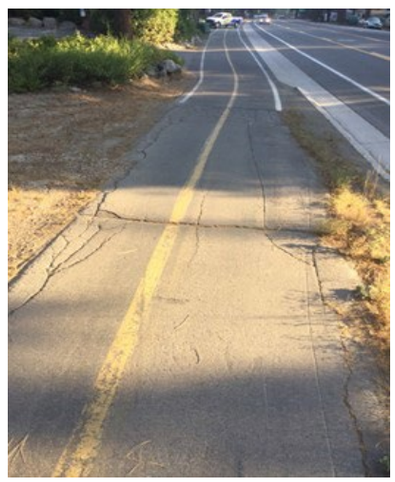
Justification or Significance of Improvement:

A large portion of the trails are over 20 years old with some of the sections built over 40 years ago. Reoccurring cracking and breakdown of current asphalt has led to the trail system in need of reconstruction and resurfacing. This will provide a smoother, safer, and well maintained trail system. Several locations have also been identified to improve safety between motorist, pedestrians and cyclists.

Justification Data:

Asset Category:	PARKS
Asset Type:	Trails
Project Type:	Rehab
Justification Category:	Age/Condition
Facility Age (Life):	20 years

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	2027-2020 Budget	Total
Preliminary	$ 68,301		$ -	$ -	$ -	$ -	$ 68,301
Design	$ -	$ 276,792	$ 253,230	$ 226,858	$ 302,725	$ 83,110.16	$ 1,142,716
Construction	$ -	$ -	$ 2,048,136	$ 1,987,234	$ 1,528,753	$ 4,932,061	$ 10,496,183
Total Project Costs	**$ 68,301**	**$ 276,792**	**$ 2,301,366**	**$ 2,214,092**	**$ 1,831,478**	**$ 5,015,171**	**$ 11,707,200**
Funding Source(s):							
OS Funding Not Secured	$ -	$ -	$ 1,662,375	$ 1,466,850	$ 1,025,475	$ 1,000,000	$ 5,154,700
Net Capital Expenditure	**$ 68,301**	**$ 276,792**	**$ 638,991**	**$ 747,242**	**$ 806,003**	**$ 4,015,171**	**$ 6,552,500**

Project Schedule

Begin Design:	Mar-23
North Shore Trail	
Bid Construction:	Mar-24
Start Construction:	May-24
Complete Construction:	Oct-24
West Shore - Hurricane Bay and Kaspian:	*2025*
West Shore Trail - Sunnyside & Kilner:	*2026*
West Shore Trail - Homewood & Tahoe Pines	*2027*
West Shore Trail - Tahoma	*2028*
64 Acres	*2029*
Lakeside Trail	*2030*

	P/N
Project Title:	TCGC Operational Improvement Projects
Project Manager:	Kay Berntson
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	N/A
Const. Contractor:	TBD

Project Description:

Annual Operational Improvement Projects:

- Golf Cart Paths
- Bunker drainage and sand
- Smaller drainage improvement areas
- Segments of Irrigation Transmission Line

Justification or Significance of Improvement:

Aging and failing infrastructure requires annual repairs, rehabilitation, and replacement to maintain player safety and good course conditions.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	20 yrs

Map/Photo:





Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 200,000
Total Project Costs	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 200,000**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 200,000**

Project Schedule

Begin Design:	N/A
Bid Construction:	N/A
Start Construction:	2017
Complete Construction:	Ongoing

	P/N
Project Title:	TCGC/WSP 3rd Hole Improvements
Project Manager:	Matt Homolka
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Construct the multi-purpose trail along the 3rd hole connecting the TC Lodge and the Expanded Grove Street lots as called for in Placer County's TC Mobility Plan. Reconstruct and heighten the safety netting along the commercial properties. Reconstruct and relocate the existing perimeter drainage system along 3rd hole. Project would be phased depending on outside funding availability.

Justification or Significance of Improvement:

The trail is proposed as part of the TC Mobility Plan and would be eligible for TOT or other funding. It would further satisfy TCPUD's partnership responsibilities from TCGC Purchase. The safety netting in this area is out of date and a significant safety concern to the neighboring commercial properties. The perimeter golf course drainage system no longer functions and is the location of flooding during winter rain on snow events.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	20+ yrs

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ 69,266	$ 118,422	$ -	$ 187,688
Construction	$ -	$ -	$ 247,188	$ 762,750	$ -	$ 1,009,938
Total Project Costs	**$ -**	**$ -**	**$ 316,453**	**$ 881,172**	**$ -**	**$ 1,197,625**
Funding Source(s):						
	$ -	$ -	$ -	$ 762,750	$ -	$ 762,750
Net Capital Expenditure	**$ -**	**$ -**	**$ 316,453**	**$ 118,422**	**$ -**	**$ 434,875**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	May-24
Start Construction:	Oct-24
Complete Construction:	Nov-25

8684	P/N

Project Title:	TCGC/WSP 2nd Hole Improvements
Project Manager:	Matt Homolka
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

In conjunction with Placer County's Grove Street Parking Lot, the TCPUD would make additional safety and playability improvements to Hole No. 2. Replace and heighten the safety netting at Conners Field. Add safety netting at the 3rd tee box. Extend 3rd hole drainage system to collect low point on 2nd hole. Reconstruct and reorient the 2nd hole tee box and replace and modernize the irrigation system.

Justification or Significance of Improvement:

Placer County will be responsible for constructing a new 2nd green and safety netting behind the 2nd green. TCPUD can take advantage of this work to complete a number of critical safety and playability improvements and operational efficiencies on the rest of the 2nd hole. Critical improvements are safety netting improvements and line of play improvement (reorienting the 2nd tee).

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Rehab
Justification Category:	Age/Condition
Facility Age (Life):	20+ yrs

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ 66,938	$ -	$ -	$ 66,938
Construction	$ -	$ -	$ -	$ 444,938	$ -	$ 444,938
Total Project Costs	**$ -**	**$ -**	**$ 66,938**	**$ 444,938**	**$ -**	**$ 511,875**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ -**	**$ 66,938**	**$ 444,938**	**$ -**	**$ 511,875**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	TBD
Start Construction:	TBD
Complete Construction:	TBD

	P/N
Project Title:	TCGC Practice Area Rehab
Project Manager:	Matt Homolka
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	N/A
Const. Contractor:	TBD

Project Description:

Reconstruction and reestablishment of the previously existing short-game practice area for Tahoe City Golf Course (TCGC) to include a green surface, bunker, surrounding turf areas, and reestablished irrigation and subsurface drainage.

Justification or Significance of Improvement:

The new practice area will be available for public use but would be reserved for exclusive use during the Youth Golf Clinics and Ladies' Clinics allowing for uninterrupted access to short game practice. The current putting green is no longer adequate for these growing clinics. Reestablishing the isolated practice space will instill confidence in the users, allowing uninterrupted time in a quiet and safe space where they can learn all aspects of the game.

Map/Photo:

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	30 yrs

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -			$ -	$ -	$ -
Construction	$ 3,418	$ 97,173	$ 21,000	$ -		$ 121,590
Total Project Costs	**$ 3,418**	**$ 97,173**	**$ 21,000**	**$ -**	**$ -**	**$ 121,590**
Funding Source(s):						
NCGA Grant	$ -	$ 25,000	$ -	$ -	$ -	$ 25,000
Secured Private Donations	$ -	$ 21,736	$ -	$ -	$ -	$ 21,736
	$ -	$ -		$ -	$ -	$ -
Net Capital Expenditure	**$ 3,418**	**$ 50,436**	**$ 21,000**	**$ -**	**$ -**	**$ 74,854**

Project Schedule

Begin Design:	Sep-22
Bid Construction:	N/A
Start Construction:	Apr-23
Complete Construction:	May-24

8684	P/N

Project Title:	TCGC/WSP Drainage Repair/Rehab
Project Manager:	Matt Homolka
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	TCPUD Staff
Const. Contractor:	Multiple

Map/Photo:

Project Description:

Staff has drafted a work plan to address failing main line perimeter and internal drainage systems at the TCGC/WSP to be completed over a period of years. Since 2017, approximately 2,000 feet of ditch and 1,500 feet of pipe have been rehabilitated or replaced along with associated inlets and outlets. For 2022, this program is planned to continue.

Justification or Significance of Improvement:

During the past winters, it has become apparent that a number of the perimeter and internal drainage systems at the TCGC/WSP were no longer functioning properly. The proposed work plan will address these issues over the next years.

Justification Data:

Asset Category:	PARKS
Asset Type:	Facility
Project Type:	Rehab
Justification Category:	Age/Condition
Facility Age (Life):	20+ yrs

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026-2027 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 10,863	$ -	$ -	$ -	$ -	$ 10,863
Construction	$ 200,804	$ 19,495	$ 165,000	$ 55,000	$ 110,000	$ 550,299
Total Project Costs	**$ 211,666**	**$ 19,495**	**$ 165,000**	**$ 55,000**	**$ 110,000**	**$ 561,161**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 211,666**	**$ 19,495**	**$ 165,000**	**$ 55,000**	**$ 110,000**	**$ 561,161**

Project Schedule

Begin Design:	N/A
Bid Construction:	TBD
Start Construction:	Oct-17
Complete Construction:	Ongoing

	P/N
Project Title:	TCGC Irrigation Replacement
Project Manager:	Kay Berntson
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	EC DESIGNS
Const. Contractor:	

Project Description:

Complete renovation/replacement of the existing irrigation system.

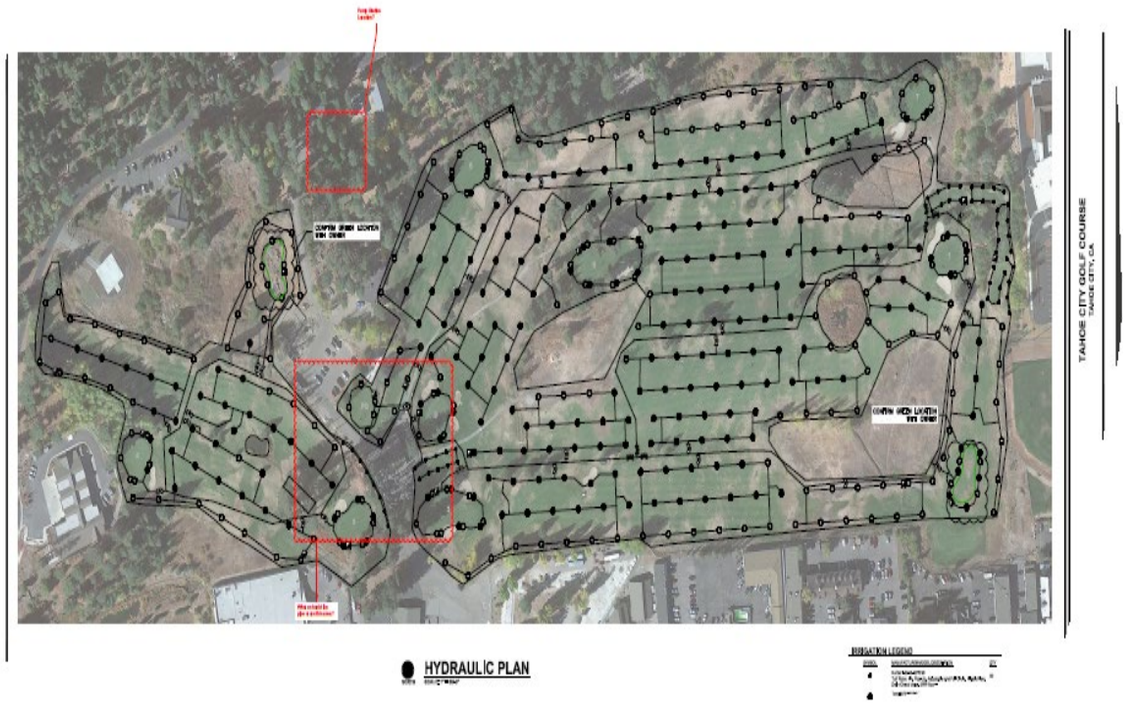
Justification or Significance of Improvement:

Tahoe City Golf Course's last irrigation renovation was in 1976.
Average life span of an irrigation system in a mountain environment is 30 years. The current systems irrigation efficiency is extremely poor. Staff spend a large amount of time dealing with repairs and compensating for the irrigation systems inefficiencies.
A new system will increase the irrigation efficiency (save water) and reduce repairs greatly. Enhance turf playing/coverage conditions.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	40 Yrs

Map/Photo:



Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ 12,000	$ -	$ -	$ -	$ -	$ 12,000
Design	$ 22,000	$ 13,000	$ -	$ -	$ -	$ 35,000
Construction	$ 1,378,000	$ -	$ -	$ -	$ -	$ 1,378,000
Total Project Costs	**$ 1,412,000**	**$ 13,000**	**$ -**	**$ -**	**$ -**	$ 1,425,000
Funding Source(s):						
Funding Not Secured				$ -	$ -	$ -
Net Capital Expenditure	**$ 1,412,000**	**$ 13,000**	**$ -**	**$ -**	**$ -**	**$ 1,425,000**

Project Schedule

Begin Design:	Jan-23
Bid Construction:	Jan-24
Start Construction:	Aug-24
Complete Construction:	Oct-24

	P/N
Project Title:	Kilner Park Improvement Plan
Project Manager:	Valli Murnane
Current Phase:	SPECIAL STUDY
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

To strategically address the needs of Kilner Park, staff recommend engaging with a consultant to conduct a high-level planning process. This process would complete a land capability verification and identify opportunities and constraints, desired improvements and amenities that can enhance the overall user experience at Kilner Park. Once the scope of improvements is determined, staff would then estimate the total cost for design, permitting, and construction of desired improvements and a project implementation schedule.

Justification or Significance of Improvement:

Kilner Park has been under the District's ownership and operation since 1974. In 2019, a rehabilitation project was undertaken that included the conversion of four permanent pickleball courts on one of the two existing tennis courts. Other amenities in the park, parking lot, bathrooms, and playground, were constructed over 25 years ago, and have either reached the end of their useful life or may not conform with ADA standards. An improvement plan will assist the District in strategically addressing park needs.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Upgrade
Justification Category:	Age/Condition
Facility Age (Life):	30 Years

Map/Photo:

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ 35,000	$ -	$ -	$ -	$ -	$ 35,000
Design	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
Construction	$ -	$ 750,000	$ 1,000,000	$ 1,000,000	$ -	$ 2,750,000
Total Project Costs	**$ 35,000**	**$ 900,000**	**$ 1,000,000**	**$ 1,000,000**	**$ -**	**$ 2,935,000**
Funding Source(s):						
Net Capital Expenditure	**$ 35,000**	**$ 900,000**	**$ 1,000,000**	**$ 1,000,000**	**$ -**	**$ 2,935,000**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	NA
Start Construction:	NA
Complete Construction:	Dec-27

	P/N
Project Title:	Kilner Park Pickleball Noise Reduction Panels
Project Manager:	Kay Berntson
Current Phase:	Planning
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Installation of sound reduction panels on the Kilner Park courts.

Justification or Significance of Improvement:

Kilner Park courts has seen a huge increase in use over the past several years (Pickleball is played 7 days a week on average from 8am to dark). This has vastly increased the noise output from the courts (the sound of players talking and from the pickleball being struck by the paddle). This noise is permeating into the local neighborhood and has generated concern to dampen the effect.

Map/Photo:

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Upgrade
Justification Category:	Age/Condition
Facility Age (Life):	15 Years

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ 63,278	$ -	$ -	$ -	$ -	$ 63,278
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$ -
Total Project Costs	**$ 63,278**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 63,278**
Funding Source(s):						
			$ -	$ -	$ -	$ -
et Capital Expenditure	**$ 63,278**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 63,278**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	May-24
Start Construction:	May-24
Complete Construction:	May-24

	P/N
Project Title:	Toro Fairway Mower Replacement
Project Manager:	Kay Berntson
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Purchase of One Toro 5410 Fairway Mower for the TCGC.

Justification or Significance of Improvement:

The new Toro 5410 Fairway Mower will be replacing a 2007 Toro 5410 that has come to the end of its useful mechanical life.

Justification Data:

Asset Category:	PARKS
Asset Type:	Equipment
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	New

Map/Photo:

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Purchase	$ 88,891	$ -	$ -	$ -	$ -	$ 88,891
Total Project Costs	**$ 88,891**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 88,891**
Funding Source(s):						
Net Capital Expenditure	**$ 88,891**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 88,891**

Project Schedule

Begin Design:	N/A
Bid Construction:	Jan-24
Start Construction:	N/A
Complete Construction:	N/A

	P/N
Project Title:	Toro Sand Pro Replacement
Project Manager:	Kay Berntson
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Project Description:

Purchase of One (1) Toro 5040 Sandpro to be used on the TCGC, Parks and Ballfields.

Justification or Significance of Improvement:

The TCGC, Parks, and Ballfields department all share the current Sand Pro that has suffered a catastrophic engine failure and has come to the end of its useful mechanical life.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	New

Map/Photo:

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Purchase	$ 35,000	$ -	$ -	$ -	$ -	$ 35,000
Total Project Costs	**$ 35,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,000**
Funding Source(s):						
Net Capital Expenditure	**$ 35,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,000**

Project Schedule

Begin Design:	N/A
Bid Construction:	Jan-24
Start Construction:	N/A
Complete Construction:	N/A

	P/N
Project Title:	Boston Whaler Motor Replacement
Project Manager:	Kurt Williams
Current Phase:	PLANNING
Budget Location:	CAPITAL - P&R
Design Consultant:	TBD
Const. Contractor:	TBD

Map/Photo:

Project Description:

Replace 2019 Evinrude motor with new 2024 90 ELPT Mercury outboard motor.

Justification or Significance of Improvement:

The 2019 Evinrude motor is experiencing ongoing maintenance issues. We no longer have a reliable mechanic in the area to service this brand of motor. A new motor will be a better investment and funds to purchase a new motor will be attained from a Department of Boating and Waterways grant. Upgrading to the Mercury brand will transition our motor boat fleet under one brand where repairs can be performed at Obexers who specialize in Mercury motors. The Evinrude motor is still functional and will be sold at surplus.

Justification Data:

Asset Category:	PARKS
Asset Type:	Equipment
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	8 Years

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Purchase	$ 15,576	$ -		$ -	$ -	$ 15,576
Total Project Costs	**$ 15,576**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,576**
Funding Source(s):						
DBW Grant	$ 15,576	$ -	$ -	$ -	$ -	$ 15,576
Net Capital Expenditure	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Project Schedule

Begin Design:	N/A
Bid Construction:	Jan-24
Start Construction:	May-24
Complete Construction:	Jun-24

8691	P/N

Project Title:	TCCC Small Remodel Project
Project Manager:	Anna Klovstad
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	Ward Young Architecture
Const. Contractor:	TBD

Project Description:

This project involves separating the north and south activity rooms with a wall and creating dedicated restroom access to each activity room. The kitchen will be brought back into functional use with a small staff break room and storage created.

Justification or Significance of Improvement:

This will facilitate occupancy code requirements for small group activities on the main floor while providing sound attenuation for the business offices upstairs. The project will allow the District to put this facility into service for the community.

Justification Data:

Asset Category:	PARKS
Asset Type:	Facility
Project Type:	Upgrade
Justification Category:	Age/Condition
Facility Age (Life):	30+ yrs

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 34,428	$ 89,507	$ 20,000	$ -	$ -	$ 143,935
Construction	$ -	$ -	$ 353,259	$ -	$ -	$ 353,259
Total Project Costs	**$ 34,428**	**$ 89,507**	**$ 373,259**	**$ -**	**$ -**	**$ 497,194**
Funding Source(s):						
OS Funding Not Secured	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 34,428**	**$ 89,507**	**$ 373,259**	**$ -**	**$ -**	**$ 497,194**

Project Schedule

Begin Design:	Jan-22
Bid Construction:	Jan-24
Start Construction:	Mar-24
Complete Construction:	Jun-24

	P/N

Project Title:	TCCC Office Air Conditioning
Project Manager:	Anna Klovstad
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	Sugarpine Engineering
Const. Contractor:	TBD

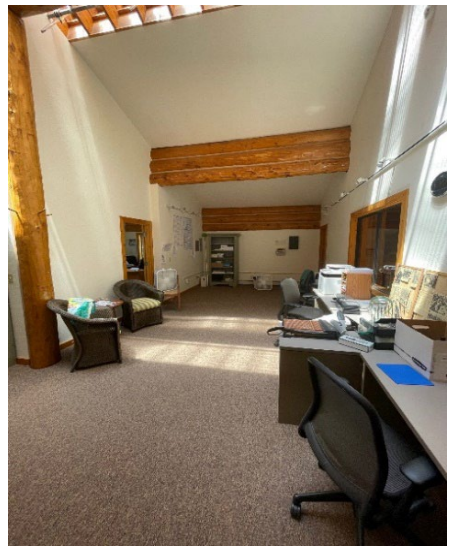
Project Description:

Parks and Recreation staff occupy the second floor of the Tahoe City Community Center. This facility does not have a central air conditioning system.

Justification or Significance of Improvement:

The purpose of this project is to improve the comfort and air quality in the second floor offices.

Map/Photo:



Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Upgrade
Justification Category:	Age/Condition
Facility Age (Life):	N/A

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary		$ -	$ -	$ -	$ -	$ -
Design	$ 16,002	$ -	$ -	$ -	$ -	$ 16,002
Construction	$ 48,024	$ -	$ -	$ -	$ -	$ 48,024
Total Project Costs	**$ 64,026**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 64,026**
Funding Source(s):						
Net Capital Expenditure	**$ 64,026**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 64,026**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	February
Start Construction:	Apr-24
Complete Construction:	Jun-24

8702	P/N

Project Title:	Lake Forest Boat Ramp Dredging Project
Project Manager:	Kay Berntson
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	TBD

Project Description:

Dredging of boat launch and surrounding dock area.

Justification or Significance of Improvement:

Environmental conditions have deposited large amounts of sand and silt into the launch and dock areas. This causes safety and launching issues during low water years. This project will bring the base lake level back 6219' in the Lake Forest Pier area. This is a maintenance project that will be performed every 5-7 years, as needed, to maintain safe accessibility to Lake Tahoe for recreation.

Justification Data:

Asset Category:	PARKS
Asset Type:	Facility
Project Type:	Rehab
Justification Category:	Safety/Security
Facility Age (Life):	5-7 years

Map/Photo:

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 39,369	$ 54,616	$ -	$ -	$ -	$ 93,985
Construction	$ -	$ -	$ 268,938	$ -	$ -	$ 268,938
Total Project Costs	**$ 39,369**	**$ 54,616**	**$ 268,938**	**$ -**	**$ -**	**$ 362,923**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 39,369**	**$ 54,616**	**$ 268,938**	**$ -**	**$ -**	**$ 362,923**

Project Schedule

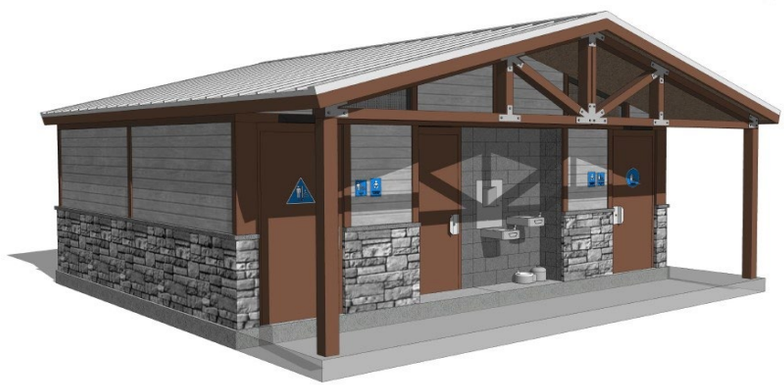
Begin Design:	Jun-22
Bid Construction:	TBD
Start Construction:	TBD
Complete Construction:	TBD

	P/N
Project Title:	Lake Forest Boat Ramp Restroom Remodel
Project Manager:	Celeste Havener
Current Phase:	CONSTRUCTION
Budget Location:	CAPITAL - P&R
Design Consultant:	Auerbach Engineering Corp.
Const. Contractor:	Ruppert Inc.

Project Description:

Replace aging restroom building and upgrade with heat for year-round use.

Map/Photo:



Justification or Significance of Improvement:

Staff has assessed a full replacement is the best project for upgrading the interior and exterior of the restrooms. Upgrades will include a heating system to provide for year-round use and the elimination of seasonal porta-potties, upgraded interior and exterior fixtures and access, and code compliance. The District has the opportunity to leverage Prop 68 OGALS funding at this deed restricted property.

Justification Data:

Asset Category:	PARKS
Asset Type:	Facility
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	20+ years

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 70,041	$ 35,492	$ -	$ -	$ -	$ 105,533
Construction	$ -	$ 676,673	$ 6,000	$ -	$ -	$ 682,673
Total Project Costs	**$ 70,041**	**$ 712,164**	**$ 6,000**	**$ -**	**$ -**	**$ 788,205**
Funding Source(s):						
Prop 68 Funds	$ -	$ 177,750	$ -	$ -	$ -	$ 177,750
CTC Grant		$ 75,000				
Net Capital Expenditure	**$ 70,041**	**$ 534,414**	**$ 6,000**	**$ -**	**$ -**	**$ 610,455**

Project Schedule

Begin Design:	Started
Bid Construction:	Mar-23
Start Construction:	May-23
Complete Construction:	Nov-23

	P/N
Project Title:	Skylandia Park-Camp Lodge Replacement
Project Manager:	Kurt Williams
Current Phase:	Construction
Budget Location:	CAPITAL - P&R
Design Consultant:	N/A
Const. Contractor:	N/A

Project Description:

Demolish the current camp lodge structure and install three new steel containers, including a seasonal shade structure, while maintaining the same location.

Justification or Significance of Improvement:

The current Camp Skylandia "Lodge" is a small, shed structure which serves as a base of operations for the popular summer day camps at Skylandia Park. The Lodge has significantly deteriorated and is in a severe state of disrepair and has become inadequate to support the increasing demands of our staff and camp participants. To address these challenges, the proposed project aims to install a new Lodge that better accommodates the operational requirements and provides a safe and functional environment for all involved.

Justification Data:

Asset Category:	PARKS
Asset Type:	Parks
Project Type:	Upgrade
Justification Category:	Age/Condition
Facility Age (Life):	30 years

Map/Photo:

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000
Construction	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Total Project Costs	**$ 80,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,000**
Funding Source(s):						
Net Capital Expenditure	**$ 80,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,000**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	
Start Construction:	Apr-24
Complete Construction:	Jun-24

2024 Governance & Administrative Services Projects

Project Justification Legend

Asset Type
- Facility
- Parks
- Trails
- Equipment

Project Type
- Upgrade
- Replace
- Rehab

Justification Category
- Safety/Security
- Regulatory
- Vulnerability/Risk
- Best Practice
- Redundancy/Reliability
- Obsolesces

	P/N
Project Title:	Replace District Enterprise Resource Planning (ERP) Systems
Project Manager:	R.Cruz
Current Phase:	PROCUREMENT
Budget Location:	G&AS
Design Consultant:	N/A
Const. Contractor:	N/A

Project Description:

Replace and modernize the 2023 legacy ERP Springbrook financial, payroll, and billing systems and other related systems.

Justification or Significance of Improvement:

Replace ERP Systems project is to improve the efficiency and functionality of the District's various critical systems by automating processes, streamlining workflows, enhancing financial reporting, and increasing productivity by bringing all these different processes together in one fluid system. Additionally, certain features such as automated workflow and electronic approvals, security, reporting/data warehousing and the development toolset, cross all functional modules.

Justification Data:

Asset Category:	G&AS
Asset Type:	OTHER
Project Type:	New
Justification Category:	Best Practice
Facility Age (Life):	15

Map/Photo:

Project Costs

Phase	2024	2025	2026	2027	2028	Total
GFOA implementation Svs	$ 25,000	$ 75,000	$ -	$ -	$ -	$ 100,000
ERP Provider Svs	$ -	$ 125,000	$ -	$ -	$ -	$ 125,000
Other Provider Svs	$ -	$ 25,000	$ 75,000			$ 100,000
Total Project Costs	**$ 25,000**	**$ 225,000**	**$ 75,000**	**$ -**	**$ -**	**$ 325,000**
Funding Source(s):						
						$ -
Net Capital Expenditure	**$ 25,000**	**$ 225,000**	**$ 75,000**	**$ -**	**$ -**	**$ 325,000**

Project Schedule

Begin Design:	
Bid Construction:	
Start Construction:	Oct-24
Complete:	May-25

	P/N
Project Title:	Large Format Color Plotter/Copier/Scanner
Project Manager:	IT
Current Phase:	PROCUREMENT
Budget Location:	GSS
Design Consultant:	IT
Const. Contractor:	TBD

Project Description:

Purchase a new large format color plotter/copier/scanner.

Map/Photo:

Justification or Significance of Improvement:

The existing large format devices is heavily used in the Administration building and has reached its useful life.

Justification Data:

Asset Category:	G&AS
Asset Type:	EQUIPMENT
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	5

Project Costs

Phase	2024	2025	2026	2027	2028	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ 13,000	$ -	$ -	$ -	$ -	$ 13,000
Total Project Costs	**$ 13,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ 13,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000**

Project Schedule

Begin Design:	N/A
Bid Construction:	N/A
Start Construction:	N/A
Complete Construction:	N/A

	P/N
Project Title:	Admin Building Heating System Replacement Project
Project Manager:	Anna Klovstad
Current Phase:	DESIGN
Budget Location:	CAPITAL - P&R/SEWER/WATER
Design Consultant:	Sugarpine Engineering
Const. Contractor:	TBD

Map/Photo:

Project Description:

This project will replace the single existing 650 MBH boiler in the Administrative Building with a dual system heat pump and smaller condensing boiler. The wall will receive new sheetrock and insulation, the water heater line will be recessed, and associated piping and pumps will be replaced for

Justification or Significance of Improvement:

The Admin building was constructed in the mid 1990's. The boiler requires multiple repairs yearly and has reached the end of its mechanical life.

The new boiler installation will bring greater efficiency, reduce breakdowns, and provide the ability to link directly with the air handler units to create a synergistic system.

Justification Data:

Asset Category:	G&AS
Asset Type:	Facility
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	30 yrs

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 508	$ 19,161	$ 10,234	$ -	$ -	$ 29,902
Construction	$ -	$ -	$ 318,371	$ -	$ -	$ 318,371
Total Project Costs	**$ 508**	**$ 19,161**	**$ 328,605**	**$ -**	**$ -**	**$ 348,273**
Funding Source(s):						
Net Capital Expenditure	**$ 508**	**$ 19,161**	**$ 328,605**	**$ -**	**$ -**	**$ 348,273**

Project Schedule

Begin Design:	Jan-23
Bid Construction:	Apr-24
Start Construction:	Jun-24
Complete Construction:	Aug-24

	P/N
Project Title:	Admin Roof Replacement
Project Manager:	Kay Berntson
Current Phase:	CONSTRUCTION/DESIGN
Budget Location:	P&R CAPITAL
Design Consultant:	
Const. Contractor:	

Project Description:

Full replacement of the Admin Facility Roof.

Map/Photo:

Justification or Significance of Improvement:

The Admin facility roof is 30 years old and has reached the end of it's useful life. The roof has begun to develop several areas that leak from holes in the membrane due to ice damage and the snow load, and the South facing shingles have begun to deteriorate.

Justification Data:

Asset Category:	G&AS
Asset Type:	Parks
Project Type:	Replace
Justification Category:	Age/Condition
Facility Age (Life):	40 Years

Project Costs

Phase	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	Total
Preliminary	$ -	$ -	$ -	$ -	$ -	$ -
Design	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000
Construction	$ 172,000	$ -	$ -	$ -	$ -	$ 172,000
Total Project Costs	**$ 192,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 192,000**
Funding Source(s):						
Net Capital Expenditure	**$ 192,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 192,000**

Project Schedule

Begin Design:	Jan-24
Bid Construction:	Feb-24
Start Construction:	May-24
Complete Construction:	Aug-24

	P/N
Project Title:	EV Charging - Fleet
Project Manager:	Anna Klovstad
Current Phase:	DESIGN
Budget Location:	CAPITAL - P&R/SEWER/WATER
Design Consultant:	Sugarpine Engineering
Const. Contractor:	TBD

Project Description:

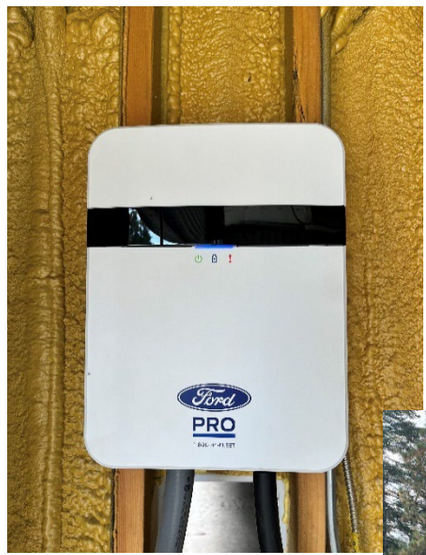
This multi-year project has installed 2 level 2 Ford Pro Chargers and will install additional fleet charging stations at various District facilities based on need. These are intended to be for fleet charging only and not accessible to the public.

Justification or Significance of Improvement:

California Air Resources Board (CARB) is developing a medium and heavy-duty zero-emission fleet regulation with the goal of achieving a zero-emission truck fleet by 2045. TCPUD has received two Ford F-150 Lightning vehicles and plans to purchase more in preparation for this regulation.

Liberty Utilities is offering free electric service connections for all charging stations in their territory. The charging stations are usually a small cost in comparison to the service installation. This is the Districts opportunity to install EV Chargers at multiple facilities for a very low initial cost.

Map/Photo:



Justification Data:

Asset Category:	G&AS
Asset Type:	Multiple
Project Type:	Upgrade
Justification Category:	Multiple
Facility Age (Life):	N/A

Project Costs

Phase	Pre 2023 Actual	2023 Projected	2024 Budget	2025 Budget	2026-2027 Budget	Total
Design	$ -	$ -	$ 18,430	$ -	$ -	$ 18,430
Procurement	$ -	$ 101,197	$ -	$ -	$ -	$ 101,197
Construction	$ -	$ -	$ 45,430	$ -	$ 235,563	$ 280,993
Total Project Costs	**$ -**	**$ 101,197**	**$ 63,860**	**$ -**	**$ 235,563**	**$ 400,620**
Funding Source(s):						
	$ -	$ -	$ -	$ -	$ -	$ -
Net Capital Expenditure	**$ -**	**$ 101,197**	**$ 63,860**	**$ -**	**$ 235,563**	**$ 400,620**

Project Schedule

Begin Design:	Aug-23
Bid Construction Ph. 1:	TBD
Start Construction Ph. 1:	TBD
Complete Construction Ph.1:	TBD