

# Tahoe City Public Utility District

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Tahoe XC Lodge Project

Request for Funding Commitment

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**Board Meeting – January 19, 2024**



# Introductions

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**Matt Homolka, P.E. / TCPUD**

*Assistant General Manager*

**Kim Boyd / TCPUD**

*Director of Strategic Affairs*

**Ben Grasseschi/Tahoe Cross Country Ski Education Association**

*Executive Director*

**Ryan Adams/Tahoe Cross Country Ski Education Association**

*Board Member*

**Sue Rae Irelan/Tahoe Cross Country Ski Education Association**

*Board Member*



# Purpose of Today's Meeting

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After receiving a presentation by the Tahoe Cross Country Ski Education Association (TCCSEA) on the Tahoe XC Lodge Project, the Board consider approving TCCSEA's request for a funding commitment to assist in securing other matching funds for successful completion of the Project.



# Presentation Outline

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To provide an overview of the Tahoe Cross Country (Tahoe XC) Lodge Project, with a review of:

- TCPUD's long-standing partnership, support, and role in the Project
- TCCSEA's organizational capacity development
- TCCSEA's Project fundraising strategy
- TCCSEA's Project budget update and request for financial support



# Tahoe XC Lodge Project Overview

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- Relocate, expand, and adaptively reconstruct the historic Schilling residence into a new Lodge at a new location next to the North Tahoe High School in the Highlands neighborhood.
- Construct associated improvements, including a driveway and parking lot, landscaping, and outdoor community areas
- Improve the functions and operations of Tahoe XC with expanded year-round recreation amenities and additional community service opportunities.



# TCPUD/TCCSEA Partnership

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- TCPUD has an excellent relationship and collaborative partnership with TCCSEA, who has a 25-year strong history of serving the community, improving facilities, and providing recreational opportunities.
- The partnership achieves part of the TCPUD Mission "...to provide....parks and recreation services to enhance quality of life...", as such the TCPUD is committed to serving the community, improving facilities, and expanding recreational opportunities.
- TCPUD owns the current facility, which is operated by TCCSEA under an exclusive agreement meant to ensure sustainable outdoor recreation and community amenities are available to the public.
- TCPUD and TCCSEA are equally committed to dramatically improving a valuable community recreation resource and community center and to fostering public engagement to promote the health and quality of life.
- TCPUD supports TCCSEA's trail stewardship by managing operating agreements with State agencies to ensure a public trail system is available for year-round use.



# TCPUD Project Partnership and Support

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- **April 2015**
  - TCPUD Board Resolution Supporting Location of Lodge on Highlands Property
- **February 2017**
  - Letter of Intent to work together to accomplish the Project
- **April 2017 – June 2018**
  - Extensive Pre-CEQA Public Outreach to communicate, understand, and discuss the Project
- **June 2018 – February 2021**
  - CEQA Preparation, Outreach and Environmental Impact Report Certification
- **August 2021 – Current**
  - Traffic Safety Study, Shared Parking Agreement, Site Plan Review, Technical Assistance
  - Negotiate and Complete CTC Land Exchange
  - Negotiate a long-term lease with TCCSEA for construction and operation
  - Support TCCSEA grant applications and other funding pursuits



# What is TCPUD's Role in the Project?

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- Public Agency Partner and Landowner
- CEQA Lead Agency
- Concession and Agency Agreements
- Public Outreach
- Park and Recreation Services
- Planning/Engineering Technical Expertise
- Financial and Other Match Contribution
- Future Lease Agreement



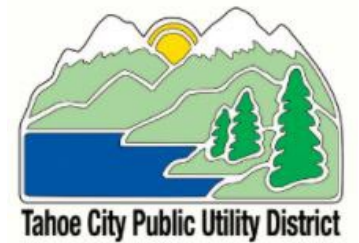


# Presentation by TCCSEA

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# Tahoe Cross Country Lodge Project





# Mission / Vision



## **Mission**

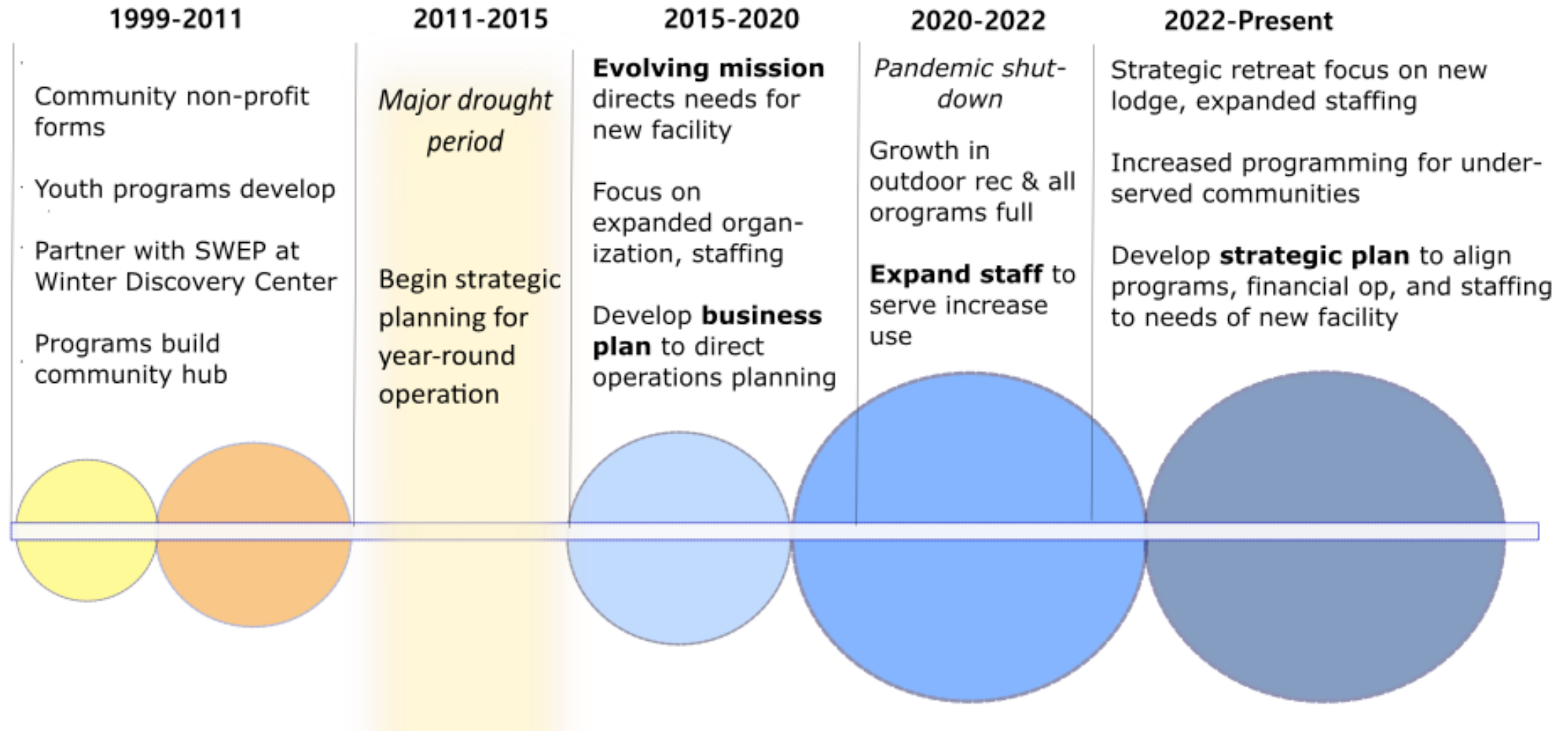
To provide affordable access to outdoor education and year-round recreation, building enduring connections between community and nature.

## **Vision**

To serve as a community host, preserving and enhancing a legacy of shared outdoor experiences.

# Tahoe XC Timeline

## Growth of Tahoe XC





# Capital Campaign





# Tahoe XC Lodge Project Team Depth

## Capital Campaign

### Campaign Team

**Ryan Adams\*** – Investment Advisor Rep  
Business Consultant

**Don Heapes\*\*** – General Building  
Contractor, retired

**Sue Rae Irelan\*** – Recreation Area  
Planner/ Project Manager

**Rick Ganong\*** – Tahoe Forest Hospital, MD

**Douglas Dale** – Wolfdale's Unique Cuisine,  
Owner & Chef

**Alyssa Czaban** – Development Director

**Meghan Robins** – Communications

### Campaign Advisors

**Kalima Rose** – Project Leadership Advisor

**Dan Haas** – Dan Haas Photography, CEO

**Levi Leipheimer** – US National Champion  
& Olympic Cyclist

**Brendan Madigan** – Alpenglow Sports,  
Owner

**Julia Violich** – Stafford Lake Bike Park  
Project & Coach, CEO

**Sandra Schilling-Santos** – Schilling Family  
Member

**Bob Duffield** – TCPUD Parks & Rec,  
Director, retired

**Kellie Cutler** – Truckee Cultural District,  
Program Manager

**Diana Graves** – Compass Lake Tahoe  
Luxury, Realtor

## Project Leadership

### Leadership Team

**Jim Robins\*** – Tahoe XC Board President  
& Robins Flooring Service, retired

**Sue Rae Irelan\*** – Recreation Area  
Planner/ Project Manager

**Don Heapes\*\*** – General Building  
Contractor, retired

### Governance Support

**Gerald Rockwell\*** – Tahoe XC Board  
Vice President

**Ben Grasseschi** – Tahoe XC & TCCSEA  
Executive Director

**Lou Basile** – Attorney & Partner, Porter  
Simon

### Finance Team

**Sue Rae Irelan\*** – Finance Team Lead

**Mike Wells\*** – Mike Wells CPA, Owner

**Tim Cleary** – Tim Cleary & Associates,  
Owner

**Deena Karuna** – Deena Karuna  
Bookkeeping, Owner

### Finance Advisors

**Francois Cazalot** – NTCA, Director of  
Finance

**Bill Austin** – Pacific Crest Wealth  
Management, Wealth Planner

## Project/Construction

### Project Leadership Team

**Kaveh Mansoor** – Spectrum Consulting  
& Management, Project Manager

**Thomas Spirgi\*** – Residential Construction  
& Energy Executive Advisor, Owner

**Don Heapes\*\*** – General Building  
Contractor, retired

### Design Team

**Ogilvy Consulting** (Wyatt Ogilvy) – Land  
Use Consultant

**land to living** (Robb Olson) – Architect

**Tieslau Civil Engineering** (Adrian Tieslau)  
– Civil Engineer

**Sugarpine Engineering** (Mark Schlosser)  
– MEP & Sustainability Engineer

**Linchpin** (Jeff DeVries) – Structural  
Engineer

**LJM Design Group** (Laura Mello) –  
Landscape Architect

### Project Advisors

**Jim Galletto** – Galletto Construction, Owner

**Brian Parker** – Parker Construction, Owner

**Rich Loverde** – Loverde Builders, Owner

**Alan Dreyfuss** – Wiss, Janney, Elstner  
Associates, Associate Principal Architect

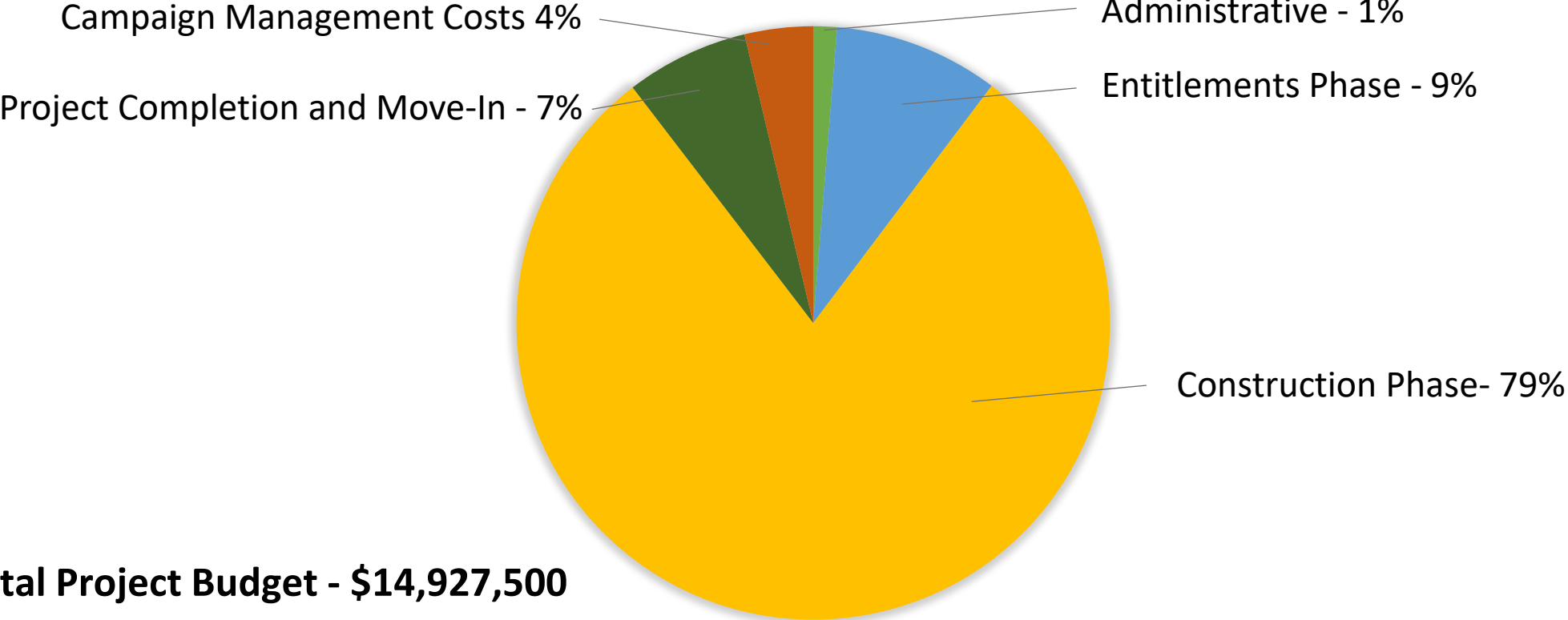
**Michael Hogan** – Integrated Environmental  
Services, CEO

# Campaign Fundraising Strategy



- Strategy identifies five community sectors
- Each sector supported by members of the Capital Campaign Team
- Each sector has a fundraising goal

# Overall Project Budget



**Total Project Budget - \$14,927,500**



# Construction Phase Budget

Contingency, General Conditions,  
Contractor Profit – 20%

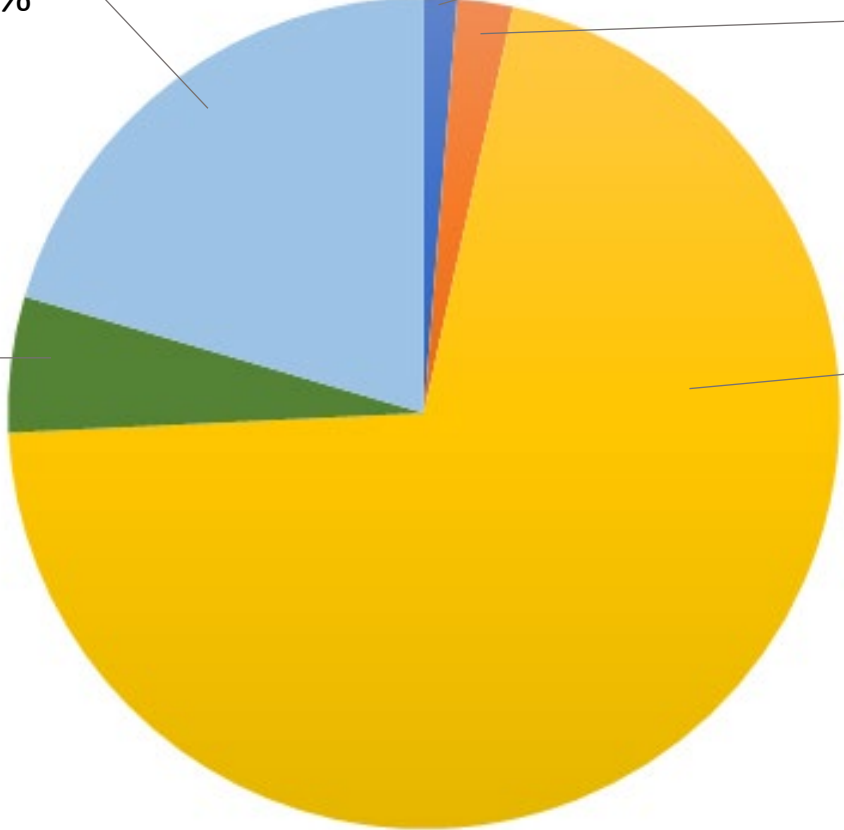
Observation and Testing – 1%

Other Professional Services – 2%

Green Energy – 6%

Site and Structure – 71%

**Total Construction Phase Budget -  
\$11,840,400**



# Construction Phases

## **Pre-Construction (through August 2024)**

- Complete Placer County Review of building/improvement plans
- Pay development Fees
- TTUSD construction for shared parking

## **Phase 1: Site Work (Sept 2024 – Oct 2026)**

- Initiate construction through completion of all site work

## **Phase 2: Facility Construction (May 2025 – Oct 2026)**

- Stage 1 Structure preparation including foundation
- Stage 2 Structure construction through MEP/framing inspection
- Stage 3 Completion of all public spaces through occupancy permit

## **Phase 3: Project Completion and Move-In (Aug 2026 – Nov 2026)**

- Finishes, furniture, cabinets, fixtures, and landscaping

# Funding Request

## Funding Request: \$2.5 million

### Pre-Construction (through August 2024)

- Complete Placer County Review of building/improvement plans
- Pay development Fees
- TTUSD construction for shared parking

**TCPUD: \$584,000**

TCCSEA: Secured and largely spent \$756,500 on Entitlement Phase activities

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### Phase 1: Site Work (Sept 2024 – Oct 2026)

- Initiate construction through completion of all site work

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**TCPUD: \$710,000**

TCCSEA: Secured \$400,000 to date

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### Phase 2: Facility Construction (May 2025 – Oct 2026)

- Stage 1 Structure preparation including foundation
- Stage 2 Structure construction through MEP/framing inspection
- Stage 3 Completion of all public spaces through occupancy permit

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**TCPUD: up to \$1,206,000**

TCCSEA: Secured \$300,000 to date

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### Phase 3: Project Completion and Move-In (Aug 2026 – Nov 2026)

- Finishes, furniture, cabinets, fixtures, and landscaping

# Letter of Intent

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The **Letter of Intent (LOI)** between the TCPUD and TCCSEA states an intent to cooperatively negotiate a Funding Agreement for the Tahoe XC Lodge Project.

The LOI includes specific conditions upon which funding would be made available:

- TCPUD Funding will be matched at a minimum 1:1.
- Construction funding not released until all permits, approvals, entitlements, and other pre-construction activities are complete and verified and match funds verified.
- No construction activities will be authorized until the Board of Directors is satisfied that TCCSEA has or is capable of and likely to secure sufficient funding to complete the project phase being funded.
- TCPUD funds subject to verification, accounting, and audit procedures.
- TCCSEA will pay “prevailing wage” rates.
- TCCSEA’s contractors shall provide performance and payment bonds.



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# Board Questions or Clarifications

## Public Comment



# Staff Recommendation

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Staff recommend the Board make the following motion:

- “Approve the Letter of Intent for a funding commitment and authorize the Board President to sign it.”
- “Direct staff to prepare a Funding Agreement and bring back to Board for approval.”

