# EXHIBIT C
# 2027 CAPITAL PROJECTS

# 2027 CAPITAL PROJECTS

## WORKFORCE HOUSING IMPLEMENTATION PLAN

| | |
|---|---|
| Amenity: | Association-wide |
| Project Description: | Tahoe Donner and the greater Truckee-Tahoe region as a whole are undergoing a vast workforce housing shortage. The Association needs to be proactive in this area to continue attracting and retaining employees. A Feasibility Study was conducted and completed in October 2024. Several housing options were proposed and staff has identified employee need type and strategies that would fulfill that need. A cost benefit analysis is currently underway with expected completion in early October. To fulfill TDA's immediate need, the analysis is indicating continued master lease or purchase of multi-residential complex. |
| Strategic Plan Initiative: | 3, 5 |
| Cost Estimate Basis: | • 2026 - Prepare Chalet House to sell<br>• 2027 - Purchase multi-residential complex<br>• 2036 - Construct addition on multi-residential property or purchase another unit. Assumes using profit for Chalet House sale (estimate $500k) |




| | | Budget | | | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **2036** | |
| **Project Costs** | Professional Services | | | | | | | | | | | |
| | Construction | 4,021,016 | | | | | | | | | 3,000,000 | |
| | **Total** | **$ 4,021,016** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 3,000,000** | **$ 7,021,016** |
| **Funding Source** | NCPF (New Capital Project Fund) | 3,800,000 | | | | | | | | | 2,500,000 | |
| | RRF (Repair and Replacement Fund) | 217,303 | | | | | | | | | | |
| | LLF (Long Life Fund) | | | | | | | | | | | |
| | Profit from Chalet House sale | | | | | | | | | | 500,000 | |
| | **Total** | **$ 4,017,303** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 3,000,000** | **$ 7,017,303** |
| Projected Spend per Year | NCPF (New Capital Project Fund) | 3,993,000 | - | - | - | - | - | - | - | - | 3,281,000 | **7,274,000** |
| | RRF (Repair and Replacement Fund) | 229,000 | - | - | - | - | - | - | - | - | - | **229,000** |
| | LLF (Long Life Fund) | - | - | - | - | - | - | - | - | - | - | **-** |
| | Other | - | - | - | - | - | - | - | - | - | 657,000 | **657,000** |
| **Total Projected Spend per Year** | | **4,222,000** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **3,938,000** | **8,160,000** |

# 2027 CAPITAL PROJECTS

## TAHOE DONNER COMMUNITY PLAN

| | |
|---|---|
| Amenity: | Association-wide |
| Project Description: | A multi-year structured initiative to develop a comprehensive Tahoe Donner Community Plan (TDCP), grounded in a new, future-oriented community vision and mission. The TDCP will be a comprehensive roadmap that guides future capital investments, supports community lifestyles, financially sustainable operations, and protects environmental resources. |
| Strategic Plan Initiative: | 1, 2, 3, 4, 5, 6 |
| Cost Estimate Basis: | • Estimate based of past planning document costs from recent initiatives |



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

# 2027 CAPITAL PROJECTS

## MAILBOXES

| | |
|---|---|
| Amenity: | Association-wide |
| Project Description: | Many of the current mailbox clusters are no longer weatherproof, are rusting out at the bases, and have exceeded their useful life. In addition, with more full-time residents in Tahoe Donner there is a need to expand our mailboxes. We currently have 2,630 mailboxes split between four different outside locations. The project needs further analysis to understand the full scope and best direction for the association. USPS direction is to provide boxes for all properties. Staff is currently including roof structures. |
| Strategic Plan Initiative: | 5 |
| Cost Estimate Basis: | • 2026 - Design Northwoods location. Repurpose design for other locations.<br>• 2027 - Rehab the Northwoods and Northwoods location. New snow removal friendly layout, new concrete, all new boxes including expansion to 3,000 boxes.<br>• 2028 - Rehab the Hansel Avenue locations. New snow removal friendly layout, new concrete, all new boxes including expansion to 1,500 boxes.<br>• 2029 - Rehab the Alder Creek Road location. New snow removal friendly layout, new concrete, all new boxes including expansion to 1,500 boxes. |



| | | Budget | | | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **2036** | |
| **Project Costs** | Professional Services | 85,412 | 39,916 | 39,511 | | | | | | | | |
| | Construction | | 854,115 | 399,156 | 395,106 | | | | | | | |
| | **Total** | **$ 85,412** | **$ 894,031** | **$ 438,667** | **$ 395,106** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,813,215** |
| **Funding Source** | NCPF (New Capital Project Fund) | | 647,390 | 359,046 | 320,985 | - | - | - | - | - | - | |
| | RRF (Repair and Replacement Fund) | 85,412 | 246,641 | 79,621 | 74,121 | - | - | - | - | - | - | |
| | LLF (Long Life Fund) | | | | | | | | | | | |
| | Other | | | | | | | | | | | |
| | **Total** | **$ 85,412** | **$ 894,031** | **$ 438,667** | **$ 395,106** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,813,216** |
| Projected Spend per Year | NCPF (New Capital Project Fund) | - | 698,000 | 397,000 | 364,000 | - | - | - | - | - | - | **1,459,000** |
| | RRF (Repair and Replacement Fund) | 90,000 | 266,000 | 88,000 | 84,000 | - | - | - | - | - | - | **528,000** |
| | LLF (Long Life Fund) | - | - | - | - | - | - | - | - | - | - | **-** |
| | Other | - | - | - | - | - | - | - | - | - | - | **-** |
| **Total Projected Spend per Year** | | **90,000** | **964,000** | **485,000** | **448,000** | **-** | **-** | **-** | **-** | **-** | **-** | **1,987,000** |

# 2027 CAPITAL PROJECTS

## ACAC IMPROVEMENTS

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



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

# 2027 CAPITAL PROJECTS

## SNOWMAKING PHASE 2 – EAGLE ROCK

| | |
|---|---|
| Amenity: | Downhill Ski Resort |
| Project Description: | Phase 2 of snowmaking at the Downhill Ski Resort provides snowmaking to the Eagle Rock Chairlift. The project will tap into a well water source on the backside of the mountain, run over the top of the mountain and hook into the phase 1 system. This not only provides snowmaking to the Eagle Rock Chairlift but also takes us off the TDPUD water supply for snowmaking. |
| Strategic Plan Initiative: | 2 |
| Cost Estimate Basis: | • Preliminary costs based on last project at Cross Country. Details include:<br>• New pumphouse with cooling tower<br>• New transformer<br>• 20-30 pedestals and/or hydrants<br>• Estimates refined as engineering and design develops<br>• Project has not started, cost to be refined as design plans develop in 2027 |




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

# 2027 CAPITAL PROJECTS

## CONVEYOR REPLACEMENT

Amenity: Downhill Ski Resort

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

Strategic Plan Initiative: 2, 5

Cost Estimate Basis:

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



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

# 2027 CAPITAL PROJECTS

## LIFT MAINTENANCE BUILDING RELOCATION & REPLACEMENT

| | |
|---|---|
| Amenity: | Downhill Ski Resort |
| Project Description: | Functionally obsolete. Does not have storage required for lift equipment, signage and mountain safety. Location is at bottom of steep run which creates hazard for beginner skiers, blocks mountain run trail alignment, in sight line of deck up to mountain, impedes with lift line orientation, impedes with prime location for smaller magic carpet for our youngest skiers. Does not align with orientation of new lodge. |
| Strategic Plan Initiative: | 2, 5 |
| Cost Estimate Basis: | • Assumes $1,000/sqft @750sqft<br>• Assumes 20% enhancement to increase size based on current needs<br>• Assumes 20% contingency<br>• Accounts for building relocation<br>• Project has not started, cost to be refined as design plans develop in 2027 |



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

# 2027 CAPITAL PROJECTS

## ASSOCIATION REAL PROPERTY CORRECTIVE MAINTENANCE

| | |
|---|---|
| Amenity: | Forestry |
| Project Description: | Defensible space, fire break and plantation management for all association owned property. |
| Strategic Plan Initiative: | 3, 5 |
| Cost Estimate Basis: | • Includes all association wide land corrective maintenance RRF components including:<br>  • Fuel Reduction Common Areas<br>  • Fuel Storage<br>  • Association real property corrective maintenance<br>• Costs based on current cost/acre |



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

# 2027 CAPITAL PROJECTS

## CAMPUS MASTER PLAN – CLUBHOUSE BUILDING

| | |
|---|---|
| Amenity: | Northwoods Clubhouse |
| Project Description: | The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The association is beginning to outgrow its original facilities, and several facilities are beginning to exceed their useful life. The project is a full master plan of the associated Clubhouse remodel/replacement. This will likely be a phased project due to the size and scope. THIS PROJECT IS NOT IN PLANNING YET. THESE COST ARE BASED ON EXISTING REPLACEMENT PLUS 30% ENHANCEMENT |
| Strategic Plan Initiative: | 2, 5 |
| Cost Estimate Basis: | • Assumes $1,350/sqft @13,845 sqft<br>• Assumes 30% enhancement to increase size based on current needs<br>• Assumes 20% contingency<br>• Project has not started, cost to be refined as design plans develop<br>• Planning fees are 10% of project costs |




| | | Budget | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **2036** | **Total** |
| **Project Costs** | Professional Services | 100,000 | 575,000 | 750,000 | 500,000 | 475,000 | | | | | | |
| | Construction | | | | | | 8,121,560 | 8,121,560 | 8,121,560 | | | |
| | **Total** | **$ 100,000** | **$ 575,000** | **$ 750,000** | **$ 500,000** | **$ 475,000** | **$ 8,121,560** | **$ 8,121,560** | **$ 8,121,560** | **$ -** | **$ -** | **$ 26,764,680** |
| **Funding Source** | NCPF (New Capital Project Fund) | | | | | | 1,869,075 | 1,869,075 | | | | |
| | RRF (Repair and Replacement Fund) | - | - | - | - | - | 820,086 | 800,263 | - | - | - | |
| | LLF (Long Life Fund) | 100,000 | 575,000 | 750,000 | 500,000 | 475,000 | 5,432,399 | 5,452,222 | 8,121,560 | - | - | |
| | Other | | | | | | | | | | | |
| | **Total** | **$ 100,000** | **$ 575,000** | **$ 750,000** | **$ 500,000** | **$ 475,000** | **$ 8,121,560** | **$ 8,121,560** | **$ 8,121,560** | **$ -** | **$ -** | **$ 26,764,680** |
| Projected Spend per Year | NCPF (New Capital Project Fund) | - | - | - | - | - | 2,222,000 | 2,278,000 | - | - | - | **4,500,000** |
| | RRF (Repair and Replacement Fund) | - | - | - | - | - | 975,000 | 976,000 | - | - | - | **1,951,000** |
| | LLF (Long Life Fund) | 106,000 | 620,000 | 828,000 | 566,000 | 551,000 | 6,458,000 | 6,644,000 | 10,143,000 | - | - | **25,916,000** |
| | Other | - | - | - | - | - | - | - | - | - | - | **-** |
| **Total Projected Spend per Year** | | **106,000** | **620,000** | **828,000** | **566,000** | **551,000** | **9,655,000** | **9,898,000** | **10,143,000** | **-** | **-** | **32,367,000** |

# 2027 CAPITAL PROJECTS

## CAMPUS MASTER PLAN – ANCILLARY FACILITIES

| | |
|---|---|
| Amenity: | Northwoods Clubhouse |
| Project Description: | The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The association is beginning to outgrow its original facilities, and several facilities are beginning to exceed their useful life. The project is a full master plan of the associated area, including pool, playground, parking, walkways and recreation. This will likely be a phased project due to the size and scope. THIS PROJECT IS NOT IN PLANNING YET. THESE COSTS ARE ESTIMATES, WILL BE REFINED AS PLANNING DEVELOPS. |
| Strategic Plan Initiative: | 2, 5 |
| Cost Estimate Basis: | • Parking Expansion - Similar size to Glacier (additional 60 spaces) $1,000,000<br>• Pool, playground, Recreation improvements - $3,000,000<br>• Project has not started, cost to be refined as design plans develop<br>• Planning - 10% project cost |




| | | Budget | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Phase** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **2036** | **Total** |
| **Project Costs** | Professional Services | 50,000 | 134,573 | 134,573 | 134,573 | | | | | | | |
| | Construction | - | | | | | | | 4,000,000 | | | |
| | **Total** | **$ 50,000** | **$ 134,573** | **$ 134,573** | **$ 134,573** | **$ -** | **$ -** | **$ -** | **$ 4,000,000** | **$ -** | **$ -** | **$ 4,453,719** |
| **Funding Source** | NCPF (New Capital Project Fund) | 50,000 | 134,573 | 134,573 | 134,573 | | | | 3,192,560 | | | |
| | RRF (Repair and Replacement Fund) | | | | | | | | 807,440 | | | |
| | LLF (Long Life Fund) | | | | | | | | | | | |
| | Other | | | | | | | | | | | |
| | **Total** | **$ 50,000** | **$ 134,573** | **$ 134,573** | **$ 134,573** | **$ -** | **$ -** | **$ -** | **$ 4,000,000** | **$ -** | **$ -** | **$ 4,453,719** |
| Projected Spend per Year | NCPF (New Capital Project Fund) | 53,000 | 145,000 | 149,000 | 153,000 | - | - | - | 3,988,000 | - | - | **4,488,000** |
| | RRF (Repair and Replacement Fund) | - | - | - | - | - | - | - | 1,009,000 | - | - | **1,009,000** |
| | LLF (Long Life Fund) | - | - | - | - | - | - | - | - | - | - | **-** |
| | Other | - | - | - | - | - | - | - | - | - | - | **-** |
| **Total Projected Spend per Year** | | **53,000** | **145,000** | **149,000** | **153,000** | **-** | **-** | **-** | **4,997,000** | **-** | **-** | **5,497,000** |

# 2027 CAPITAL PROJECTS

## TENNIS + PICKLEBALL CENTER COURT IMPROVEMENTS

| | |
|---|---|
| Amenity: | Tennis |
| Project Description: | Improve the experience for all users of the Tennis and Pickleball Center by providing dedicated, regulation courts for both activities, addressing changing uses and safety concerns and updating court surfaces. Project happening concurrently while considering future impacts to the facility as the broader Tennis and Pickleball Center redevelopment project scope is created over the next few years. |
| Strategic Plan Initiative: | 2, 5 |
| Cost Estimate Basis: | • Based on 2026 contract pricing for courts 6-8 & pickleball courts 9-10<br>• Currently includes upgrading surface from asphalt to post tension concrete slab for tennis courts 1-6<br>• Includes all new perimeter and interior fencing |



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

# 2027 CAPITAL PROJECTS

## TENNIS + PICKLEBALL CENTER BUILDING REPLACEMENT

| | |
|---|---|
| Amenity: | Tennis |
| Project Description: | Replace/Enhance the Tennis Clubhouse. The Tennis Building was built in 1971 and has reached the end of its useful life and is in need of replacement/enhancement. The exact project will be identified as we go through the planning/design process |
| Strategic Plan Initiative: | 2, 5 |
| Cost Estimate Basis: | • Assumes $1,000/sqft @2,000 sqft<br>• Assumes 40% enhancement to increase size based on current needs<br>• Assumes 20% contingency<br>• Project has not started, cost to be refined as design plans develop<br>• Planning 10% project costs |



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

# 2027 CAPITAL PROJECTS

## DEDICATED TENNIS + PICKLEBALL CENTER PARKING

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



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

# 2027 CAPITAL PROJECTS

## LODGE RESTROOMS REMODEL

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



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

# 2027 CAPITAL PROJECTS

## IMPLEMENT TRAIL/TRAILHEAD PROJECTS IN THE TMP

| | |
|---|---|
| Amenity: | Trails and Open Space |
| Project Description: | A Trails and Open Space Implementation Plan was approved in 2025 identifying specific projects from the 2022 Trails Master Plan. This funding is to implement those projects. |
| Strategic Plan Initiative: | 2, 4, 5, 6 |
| Cost Estimate Basis: | • Projects are identified in Trail Implementation Plan (TIP) and prioritized per year<br>• Assumptions - Cost $5-7LF standard terra trail<br>• Soft cost budgets project specific |



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

# 2027 CAPITAL PROJECTS

## CLASS-1 TRAIL FROM TROUT CREEK TRAILHEAD THROUGH TAHOE DONNER

| | |
|---|---|
| Amenity: | Trails and Open Space |
| Project Description: | Professional service allocation to study the feasibility of constructing a class-1 multi-use paved trail connecting the Trout Creek Trailhead parking area to the Alder Creek Adventure Center. |
| Strategic Plan Initiative: | 2, 4, 5, 6 |
| Cost Estimate Basis: | • Matches Town of Truckee CIP Project C2417 |



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

# 2027 CAPITAL PROJECTS

## STORAGE BUILDING

| | |
|---|---|
| Amenity: | Trout Creek Recreation Center |
| Project Description: | Replace storage shed with larger storage building to permanently remove the need for a temporary storage container and provide proper storage space for operation. |
| Strategic Plan Initiative: | 5 |
| Cost Estimate Basis: | • Staff estimate based on square footage |



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

# 2027 CAPITAL PROJECTS

## REC POOL PAVERS AND HYDRONICS

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



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

# 2027 CAPITAL PROJECTS

## POOLSIDE HALLWAY FLOORING

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



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