



**TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTOR STAFF REPORT**

**AGENDA TITLE: Warehouse Office Building, Long Term Parking, Utility Underground & Streetscape Budget Update**

**MEETING DATE: October 26, 2016**

**PREPARED BY: Peter Beaupre, Project Manager**

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**RECOMMENDED ACTION:** None

**DISCUSSION:** The Warehouse Office Building, Long Term Parking, Utility Underground & Streetscape project is approximately 90% complete. The project is scheduled to be completed in December 2016. The project is under budget and there is approximately \$37,000 left in the contingency.

In the past month we have paved the parking lot and installed the majority of the landscaping. On the interior of the building the drywall is hung and is in process of being taped and textured. Windows have been installed. Mechanical and electrical systems are being started up.

We will focus on getting the Clear Capital space ready for occupancy and the rental car area will follow after that.

The project started with \$294,000 in available contingency. Since the last report we've had additional costs for the installation of miscellaneous items such as plywood shear panels, backing, and additional wall framing that have exceeded the estimates for those scopes of work. We also have installed an ice melt system in the gutters that was not on the original drawings. Electrical and Mechanical scopes have had a few change orders for final coordination items. We now have \$37,000 in remaining contingency. As the project finishes the remaining risk to the contingency is in unforeseen small items that may be needed. The contingency that has been used so far can approximately be allocated \$178,000 to the building and \$75,000 to streetscape, utility underground and long term parking. It should be noted that \$74,000 of the contingency was used for snow removal expenses.

**WHAT'S NEXT:** Working with Clear Capital to complete the Tenant Improvements phase of the project.

**FISCAL IMPACT:**

|                                 | Building    | Utility Underground/<br>Long Term Parking/<br>Streetscape | Total       |
|---------------------------------|-------------|---|-------------|
| Base Budget                     | \$4,735,000 | \$1,475,000   | \$6,210,000 |
| Contingency                     | \$ 215,000  | \$ 75,000   | \$ 290,000  |
| Budget Including<br>Contingency | \$4,950,000 | \$1,550,000   | \$6,500,000 |
| Work Complete to Date           | \$3,830,000 | \$1,550,000   | \$5,410,000 |
| Likely Remaining to be spent    | \$1,083,000 | \$ 0  | \$1,083,000 |
| Remaining Contingency           | \$ 37,000   | \$ 0  | \$ 37,000   |

Numbers are rounded

**ATTACHMENTS:** None