



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

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

**MEETING DATE:** July 27, 2016

**PREPARED BY:** Peter Beaupre

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**RECOMMENDED ACTION:** None

**DISCUSSION:** The Warehouse Office Building, Long Term Parking, Utility Underground & Streetscape project is approximately 75% complete. The project is scheduled to be completed in late November 2016. The project is under budget and there is approximately \$100,000 left in the contingency.

In the past month we have completed the hardscape of Truckee Airport Rd and placed the slab inside the building. Building site hardscape will be complete in a month. 1<sup>st</sup> floor walls are being framed and mechanical and electrical rough-in is taking place.

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

The project started with \$294,000 in available contingency. As mentioned before, the rough winter required approximately \$70,000 in snow removal and additional earthwork. Since the last report we've had additional costs for the complex utility coordination on Truckee Airport Rd. We've also had unsuitable soil conditions that needed additional corrective work in long term parking and on Truckee Airport Rd. We now have \$100,000 in remaining contingency. As the project finishes the remaining risk to the contingency is in the final design details that are still being worked out in regards to walls and ceilings and small items that may be needed. The contingency that has been used so far can approximately be allocated \$95,000 to the building and \$95,000 to streetscape, utility underground and long term parking.

**WHAT'S NEXT:** We've had meetings with Clear Capital regarding the tenant improvement design and we are moving forward with those improvements.

**FISCAL IMPACT:**

	Building	Utility Underground/ Long Term Parking/ Streetscape	Total
Base Budget	\$4,735,000	\$1,475,000	\$6,210,000
Contingency	\$ 215,000	\$ 75,000	\$ 290,000
Budget Including Contingency	\$4,950,000	\$1,550,000	\$6,500,000
Work Complete to Date	\$3,130,000	\$1,370,000	\$4,500,000
Likely Remaining to be spent	\$1,700,000	\$ 200,000	\$1,900,000
Remaining Contingency	\$ 120,000	-\$ 20,000	\$ 100,000

Numbers are rounded

**ATTACHMENTS:** None