



AGENDA ITEM: 6

MEETING DATE: June 24, 2015
TO: Board of Directors
FROM: Hardy Bullock, Director of Aviation and Community Services
SUBJECT: Truckee Roundhouse Maker Space / E3 Warehouse

RECOMMENDATION:

Authorized staff to begin work on draft lease agreements and operating permits subject to final Board approval at the July 22, 2015 Board meeting.

DISCUSSION:

At the May 27, 2015 regular meeting, the Board participated in a presentation from the founders of Truckee Roundhouse, a Maker Space organization. Staff presented information on a community benefit program that includes the use of surplus warehouse space. Information on these presentations can be found here:

https://truckeetahoeairport.com/board_meetings/94/view_file?file=TAB+10+--+Maker+Space_FINAL.pdf

Direction given to Staff from the Board of Directors:

1. Understand capital facility requirements and bring forward additional supporting information.
2. Develop a pro forma outlining the lifecycle cost of the relationship.
3. Understand County occupancy permit standards for the structure in question, warehouse E3.

ACTION FOR ITEM #1:

Staff has worked with District Construction Project Manager, Peter Beaupre, to develop a skeleton outline of facility improvement requirements and a rough order of magnitude cost. Staff has a compliance audit pending for analysis of the warehouse building as a whole as well as an ADA inspection and compliance analysis. These three components; engineers estimate, code compliance, and ADA compliance combined will give staff enough data to formulate a pro forma outlining the lifecycle cost of the relationship. These components are anticipated to be completed within the next six weeks.

ACTION FOR ITEM #2:

Staff had a compliance meeting on June 9, 2015. Participants included District Engineer Peter Beaupre, Building Inspector Representatives from the County of Nevada, Truckee Fire Marshal, and the Truckee

Roundhouse organizers. The goal of the meeting was to determine the legal occupancy requirements as the structure sits today, what will be required by the county for the intended use in the near future, and how can the airport realistically accommodate the needs of the Truckee Roundhouse Maker Space. The building inspector from Nevada County was clear regarding the structure as it sits today; the airport may allow the Truckee Roundhouse Maker Space to begin placing items related to their business on premises. Occupancy related to the buildout, planning, storage, and routine activities of the organization are currently permitted within the E3 warehouse space. For the space to be open to the public, details outlined in action item #1 will need to be completed. Once again the timeline for this completion is less than six weeks.

NEXT STEPS:

1. Refine the Engineers Estimate
2. Complete the Compliance Audit
3. Complete the ADA Inspection
4. Formulate the ProForma
5. Develop draft lease and operating permit documents
6. Return all components to the Board for a final garment in July or August.

ATTACHMENTS: BACKGROUND

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