



**AGENDA AND MEETING NOTICE
OF THE NORTH TAHOE PUBLIC UTILITY DISTRICT
DEVELOPMENT AND PLANNING COMMITTEE**

Monday, August 11, 2025 at 2:00 p.m.

**North Tahoe Public Utility District
Administrative Offices
875 National Avenue
Tahoe Vista, CA 96148**

Welcome to a meeting of the North Tahoe Public Utility District
Development & Planning Committee

A meeting of the North Tahoe Public Utility District Development & Planning Committee will be held on Monday, August 11, 2025, at 2:00 p.m. at the North Tahoe Public Utility District Administrative Offices, 875 National Ave. Tahoe Vista, CA 96148

The District welcomes you to its meetings. Your opinions and suggestions are encouraged. The meeting is accessible to people with disabilities. In compliance with Section 202 of the Americans with Disabilities Act of 1990 and in compliance with the Ralph M. Brown Act, anyone requiring reasonable accommodation to participate in the meeting should contact the North Tahoe Public Utility District office at (530) 546-4212, at least two days prior to the meeting.

All written public comments received by 1:00 p.m. on Monday, August 11, 2025 will be distributed to the District Board Committee Members for their consideration at the meeting. Written comments may be emailed to mmoga@ntpud.org, mailed or dropped-off at NTPUD's Administrative Offices located at 875 National Ave., Tahoe Vista, CA. 96148.

1. CALL TO ORDER

- 2. PUBLIC COMMENT** – *Any person wishing to address the Development & Planning on Items on the agenda or matters of interest to the District not listed elsewhere on the agenda may do so at this time. Please limit comments and questions to three (3) minutes since no action can be taken on items presented under Public Comment.*

3. TOPICS OF DISCUSSION

- a. Review and Discuss Awarding a Construction Contract, Authorizing the General Manager to Execute the Agreement with Green Bear Construction, Inc., for the Speckled Avenue Water Service Line Replacement and PRV Project and Find that the Agreement is Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines § 15301 (Existing Facilities) – Recommendation to Full Board (*Pages 2-5*)
- b. Review and Discuss Authorizing an Increase in the Construction Contingency Executable by the General Manager for the North Tahoe Regional Park Trail Extension Project – Recommendation to Full Board (*Pages 6-11*)

4. ADJOURNMENT



NORTH TAHOE PUBLIC UTILITY DISTRICT

DATE: August 12, 2025

ITEM: G-3

FROM: Planning and Engineering Department

SUBJECT: Award Construction Contract and Authorize the General Manager to Execute the Agreement with Green Bear Construction, Inc for the Speckled Avenue Water Service Line Replacement and Pressure Reducing Valve Project and Find that the Agreement is Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines § 15301 (Existing Facilities)

RECOMMENDATION:

1. Award a construction contract and authorize the General Manager to execute the agreement with Green Bear Construction, Inc for the Speckled Avenue Water Service Line Replacement and Pressure Reducing Valve Project in the amount of \$411,600; and authorize up to 10% of the construction contract, \$41,000 as construction reserves executable by the General Manager.
2. Find that approval of the Agreement is exempt from CEQA as repair, maintenance, and/or minor alterations of existing facilities.

DISCUSSION:

The Speckled Avenue Water Service Line Replacement and Pressure Reducing Valve Project will replace the water service laterals and meter assemblies for eighteen properties on the north side of Speckled Avenue. The existing service laterals and the existing 2-inch galvanized water main from which they are served have reached the end of their service life and are leaking more frequently. The new service laterals will connect to an existing 10-inch PVC watermain on the south side of Speckled Avenue. Additionally, the project includes the construction of a pressure-reducing valve (PRV) between hydraulic water Zones 1 and 2 at the end of Canterbury Drive. The PRV will allow NTPUD to move water from Zone 2 into Zone 1, improving system redundancy and water availability.

The project's civil design was completed by NTPUD Engineering Staff. The design was completed in June 2025, and the project was publicly advertised for bids.

Construction Contract:

The project was advertised for bids on June 27 & July 4, 2025. The bid results are shown below.

- Bid Period: 6/27/2025 – 7/24/2025
- Bids Received: 7
- Base Bid Range: \$411,600 to \$588,599 (see table below)
- Engineer's Construction Estimate: \$445,200

Contractor	Bid Amount
Green Bear Construction, Inc	\$411,600
F.W. Carson, Co.	\$433,433
Longo Incorporated	\$480,150
Vinciguerra Construction, Inc.	\$492,000
White Rock Construction, Inc.	\$548,600
Resource Development Company	\$557,500
Perennial Construction, Inc.	\$588,599

The bids were reviewed by Staff, and Green Bear Construction, Inc is the lowest responsive bidder at \$411,600.

Award of this agreement is exempt from CEQA under CEQA Guidelines § 15301 as repairs, maintenance, and minor alterations of existing facilities. Staff will file a Notice of Exemption for the project.

Professional Services Contracts:

A professional support service has been identified to ensure the successful delivery of the proposed project. This consultant provides industry-specific expertise to facilitate project completion. Staff will still oversee and maintain engagement in project delivery; however, the outside support services proposed allow Staff to additionally focus on other capital projects currently in the design and construction phases.

The professional service agreement proposed is a time and materials contract with a not to exceed amount. The staff's primary duties are to ensure there is no overlapping of roles during project execution, manage integration within existing recreation operations, and ensure the project meets the District's specifications and objectives. The specific roles and responsibilities of the consultant are as follows:

Vendor	Role/Responsibility	
NV5	Material Testing	QA/QC

Construction Phase Costs:

The following table provides an estimate to complete the construction phase of the project. The table includes the capitalization of Staff costs associated with the execution of the project.

Construction Phase Costs

Green Bear Construction, Inc	\$411,600	<u>Construction:</u> \$452,600 (95%)
10% Construction Contingency	\$41,000	
NV5	\$8,000	<u>Professional Services:</u> \$8,000 (2%)
NTPUD Staff	\$12,000	<u>Staff Time</u> \$12,000 (3%)
Total:	\$472,600	

The total projected construction cost is estimated to be \$472,600.

If awarded, the project will begin immediately with the issuance of contracts and review of material submittals from the contractor. Construction will start after Labor Day and will be completed no later than October 15, 2025.

FISCAL ANALYSIS:

The proposed Fiscal Year (FY) 2025/26 Capital Budget includes \$375,000 for Speckled Services Replacements and \$100,000 for Zone 2 to Zone 1 Pressure Reducing Valve Connection in the Water Fund for a total budget of \$475,000. The project construction phase costs are estimated to be \$472,600.

The District has received \$50,000 in grant funding from Placer County Water Agency (PCWA) for the PRV connection between Zones 1 and 2 to improve system redundancy. The budgetary impact to the District for the proposed project is summarized in the table below:

Item	Amount
Estimated Construction Phase Costs	\$472,600
PCWA Grant	(\$50,000)
Total District Commitment	\$422,600

There is sufficient budget to allow the completion of the Speckled Avenue Water Service Line Replacement and Pressure Reducing Valve Project.

STRATEGIC PLAN ALIGNMENT:

Goal 1: Provide safe, efficient, sustainable water and wastewater services with a focus on industry best practices and continuous improvement – Objective B: Optimize preventative maintenance of District utility system assets; and Objective D: Prioritize Capital Project planning and delivery toward uniform service using industry standards, asset condition data, and a focus on climate resilience and emergency preparedness.

MOTION: Approve Staff Recommendation

REVIEW TRACKING:

Submitted By:  Approved By: 
Joseph J. Pomroy, P.E. Bradley A. Johnson, P.E.
Engineering & Operations Manager General Manager/CEO

Reviewed By: 
Patrick Grimes
Chief Financial Officer



**NORTH TAHOE
PUBLIC UTILITY DISTRICT**

DATE: August 12, 2025

ITEM: H-2

FROM: Planning and Engineering Department

SUBJECT: Authorize an Increase in the Construction Contingency Executable by the General Manager for the North Tahoe Regional Park Trail Extension Project

RECOMMENDATION:

Authorize an increase in the Construction Contingency executable by the General Manager for the North Tahoe Regional Park Trail Extension Project in the amount of an additional \$160,000.

DISCUSSION:

At the May 13, 2025 Board of Directors meeting, the Board awarded a construction contract and authorized the General Manager to execute the agreement with Meyers Earthwork, Inc., for the North Tahoe Regional Park Trail Extension Project in the amount of \$1,451,470 and authorized up to 10% of the construction contract, \$145,000 as construction contingency, executable by the General Manager. The Board also authorized an additional \$290,000 in contingency, executable by the General Manager, for a change order to add rock revetment, asphalt, and miscellaneous trail amenities in the North Tahoe Regional Park parking lot by extension of unit rates in the awarded bid.

This additional \$290,000 authorization was intended to address related areas of need that were not included in the base bid due to uncertainty around anticipated bid results. The primary area of opportunity targeted for the additional \$290,000 is the adjacent pavement of the lower parking lot that ties into the project. The base project modifies approximately 6,596 square feet of the lower parking lot which necessitates pulverization and repaving of those portions with a tie-in to the adjacent existing pavement. However, the pavement condition of the existing lower lot is poor and tie-in of modified sections is difficult when the existing pavement is failing. Pavement tie-in is best executed when the asphalt section is uniform and competent.

The lower lot consists of three areas as outlined in the attached figure:

Area 1, located at the west end of the lower lot and beginning at the terminus of Donner Road, consists of approximately 7,370 square feet of pavement.

Area 2, located in the center of the lower lot, consists of approximately 24,780 square feet of pavement.

Area 3, located at the east end of the lower lot and ending at the roadway to the upper lot, consists of approximately 26,440 square feet of pavement.

The square footages of these areas do not include the 6,596 square feet of pavement modification included in the base bid.

Staff evaluated the existing asphalt sections of Areas 1, 2, and 3 with Meyers Earthwork and determined that while tie-in into a portion of Areas 1, 2, and 3 is possible, it is recommended to repave all of Areas 1, 2, 3. Doing so allows pavement tie-in into a competent section of asphalt at each end of the lower lot and results in a completed new lower parking lot.

Staff discussed the additional paving with Meyers Earthwork and they indicated there would be no schedule concerns with the increased paving work and that they would reduce the unit rate for the work from an awarded amount of \$11.00 per square foot to \$8.80 per square foot.

Paving Costs:

The following table provides an estimate of the project budget impacts of the paving increase.

Paving Costs

Item	Estimated Quantity	Unit Price	Item Cost
Entire Lot	65,186 sq-ft	\$8.80	\$573,637
Less Base Bid	(6,596 sq-ft)	\$11.00	(\$72,556)
Total Additional Cost of 58,590 sq-ft Additional Paving			\$501,081

Change Order Estimates and Available Contingency:

The following table provides an estimate of the estimated change orders to both complete the project and address the additional paving and the available contingency.

Change Order Estimates

Known Change Orders to Date	\$12,350
Contingency Reserved for Unknowns	\$80,000
Additional Paving Estimate	\$501,081
Total Estimated Change Orders	\$593,431

10% Contract Contingency	\$145,000
Additional Authorization #1	\$290,000
Total Currently Authorized Contingency	\$435,000

Additional Authorization Required	\$158,431
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Construction Phase Costs:

The following table provides an estimate to complete the construction phase of the project with the additional requested authorization. The table includes the capitalization of staff costs associated with the execution of the project.

Construction Phase Costs

Meyers Earthwork, Inc.	\$1,451,470	<u>Construction:</u> \$2,106,470 (95%)
Construction Contingency	\$145,000	
Additional Authorization #1	\$290,000	
Additional Authorization #2	\$160,000	
NV5, Inc.	\$20,000	<u>Professional Services:</u> \$54,500 (3%)
Lumos and Associates	\$27,500	
Ferrell Civil Engineering	\$7,000	
NTPUD Staff	\$45,000	<u>Staff Time</u> \$45,000 (2%)
Total:	\$2,145,970	

If the additional authorization is approved, the total projected construction cost is estimated to be \$2,145,970.

Should the Board of Directors not authorize the additional \$160,000 contingency, staff will work with Meyers Earthwork to develop additional paving limits within the existing authorization.

FISCAL ANALYSIS:

The approved Fiscal Year (FY) 2025/26 Capital Budget includes \$2,000,000 for NTRP Multi-Purpose Trail Connection in the Recreation and Parks Fund. The project budget includes a \$1,029,005 construction grant from the California State Parks Habitat Conservation Fund and a \$472,500 Placer County Transient Occupancy Tax (TOT) Funds grant through the NTCA.

The budgetary impact to the District of the proposed project is summarized in the table below:

Item	Amount
Estimated Construction Phase Costs	\$2,145,970
California State Parks Habitat Conservation Fund	(\$1,029,005)
Placer County, NTCA Grant	(\$472,500)
Total District Commitment for Construction	\$644,465

If the additional authorization is approved, the projected construction phase costs will exceed the approved \$2,000,000 FY 2025/26 Capital Budget for the project by \$145,970. Staff will monitor project expenditures as well as those of the other budgeted projects in the Recreation and Parks FY 2025/26 Capital Budget for savings to offset the \$145,970 project budget exceedance. Should identified savings over the course of the Fiscal Year not be sufficient to address the exceedance, a FY 2025/26 budget augmentation will be agendized at a future Board of Directors meeting. The District has sufficient reserves to address any remaining budget exceedance.

STRATEGIC PLAN ALIGNMENT:

Goal 2: Provide high-quality community-driven recreation opportunities and event facilities – Objective D: Utilize the North Tahoe Regional Park as a community asset for passive and active recreation – Tactic 1: Increase accessibility of the Park – Activity d: Begin efforts to renovate and improve the Pam Emmerich Memorial Pindrop Trail; and Objective E: Use the Active Recreation Needs Assessment to establish community priorities and set a roadmap for the future of District recreation facilities – Tactic 1: Engage the public and stakeholders to set priorities and direction for active recreation facility improvements and additions – Tactic 3: Find funding for the development of active recreation amenities.


Objective F: Uphold maintenance and capital investment of existing facilities to ensure their vitality for generations to come – Tactic 3: Prioritize capital project planning and delivery of Park and Facility enhancements and new infrastructure.

ATTACHMENTS: Proposed Asphalt Replacement Limits Figure

MOTION: Approve Staff Recommendation

REVIEW TRACKING:

Submitted By:  Approved By: 
Joseph J. Pomroy, P.E. Bradley A. Johnson, P.E.
Engineering & Operations Manager General Manager/CEO

Reviewed By: 
Patrick Grimes
Chief Financial Officer

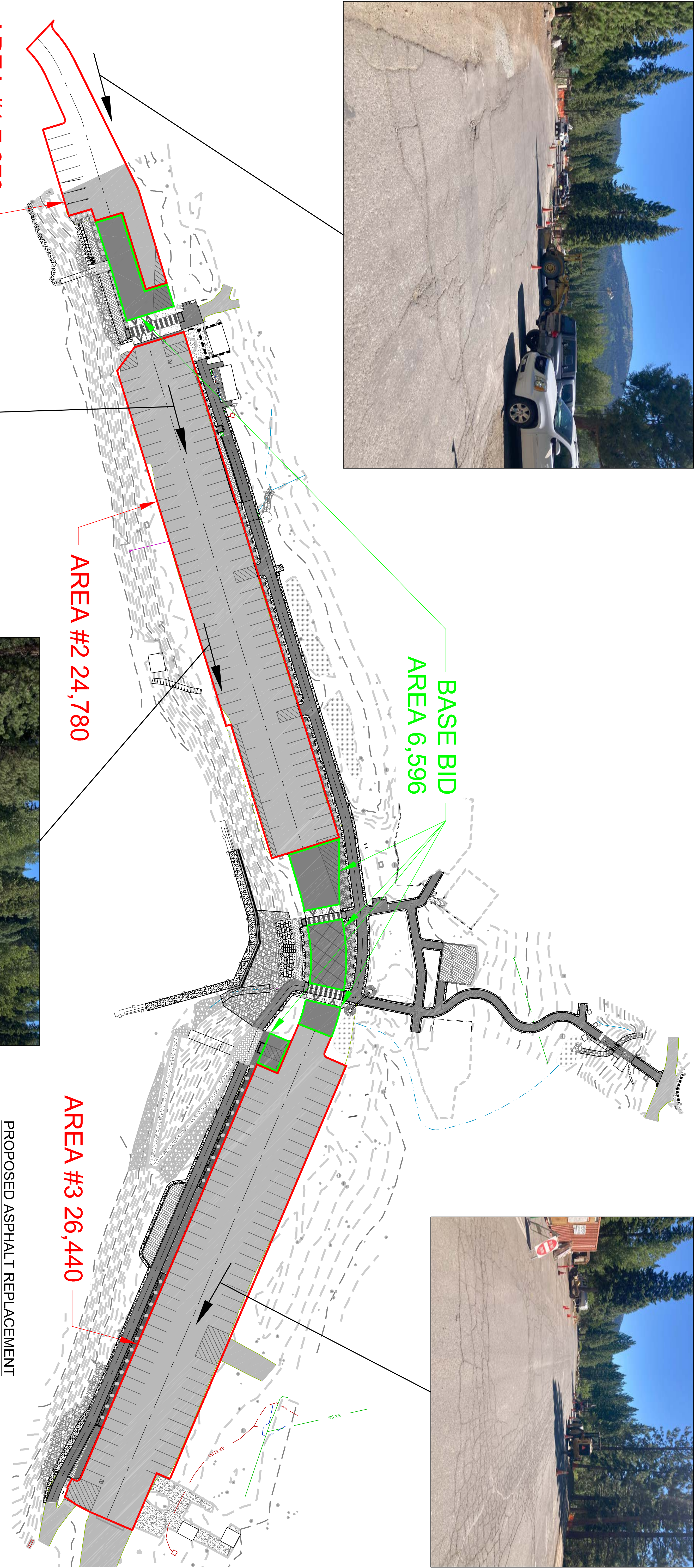


BASE BID

AREA 6,596

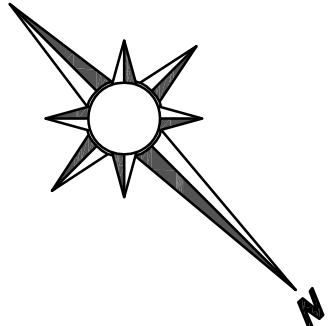
AREA #2 24,780

AREA #3 26,440



PROPOSED ASPHALT REPLACEMENT

AREA #1	= 7,370 SF
AREA #2	= 24,780 SF
AREA #3	= 26,440 SF
NEW AREA	= 58,590 SF
BASE BID AREA	= 6,596 SF
TOTAL AREA	= 65,186 SF



0 40' 80'
SCALE: 1" = 40'

**Proposed Asphalt
Replacement Limits**
NTRP Trail Extension Project
August 7, 2025

NORTH TAHOE PUBLIC UTILITY DISTRICT