



City of South Lake Tahoe

#16

To: El Dorado County Board of Supervisors

Fr: City of South Lake Tahoe Council Real Property Negotiating Subcommittee:
Hal Cole, South Lake Tahoe City Councilmember
Austin Sass, South Lake Tahoe City Councilmember

Dt: Tuesday, January 26, 2016

Re: Agenda Item#:15-0896

Attached you will find a recently completed Facility Assessment Report from City's Public Works Department.

The report indicates the following:

- There are four facilities on the property proposed to be transferred to the City. These four facilities house the following organizations:
 - Senior Center, LTVA, Art League and Historical Society (Museum)
- The facilities are offered to these organizations at no cost in order to provide much needed services to the community.
- Over the past 15 years, the City has invested \$2.4M in maintenance of these facilities while realizing revenue of just under \$300,000 for a net cost of \$2.1M.
- Whether the property remains under County ownership or is transferred to the City, substantial investment is needed now to repair the buildings and property. Over \$300,000 in repairs are needed, of which \$70,000 is needed urgently.
- Additionally, the campground is in need of repair to the public restrooms and facilities for health and safety concerns at a cost exceeding \$750,000.

The City proposes the portion of the land that is improved, as proposed, be transferred to the City's ownership to allow the City to enter into long term agreements with tenants and leaseholders and encourage ownership investment in the properties.



MEMORANDUM

Date: January 25, 2016

To: Nancy Kerry, City Manager
Ray Jarvis, Director of Public Works
Lauren Thomaselli, Recreation Manager
Ron Corbett, Operations Manager

From: Jim Marino, Assistant Director of Public Works

Subject: APN 026-050-05-100, Facilities Assessment – El Dorado County Owned Buildings

The objective of this memorandum is to provide a summary of the facility condition assessments related to the buildings owned by El Dorado County situated on Parcel # 026-050-05-100. The Buildings are formally known as:

- Senior Center
- Museum
- Art League Building
- Lake Tahoe Visitor's Authority (LTVA) Building

Per a request by City Manager Kerry, Public Works staff inspected the facilities and updated the facility condition index as well as the Facility needs assessment attached hereto.

The Public Works Department establishes facility indexes by methods established according to ASTM E 2018-01 Standard Guide for Property Condition Assessments. All categories and scoring criteria are derived from ASTM standards. The Facility condition index is a rating assigned to a facility based on its components conditions. In the case of the four buildings listed herein, the average facility condition index is 39.25 which place the facilities in the poor category and in need of improvements in order meet facility performance standards (efficiency) and operational objectives. Table A summarizes the Facility Condition Indexes as of January 2016

Facility	FCI	Possible	Condition.
Senior Center	40	100	Poor
Museum	41	100	Poor
Chambers Bldg.	39	100	Poor
LTVA Bldg.	37	100	Poor
Average	39.25	100	Poor

Table A – Facility Condition Index



In addition to the facility index score, the department also performs a needs assessment for the facility which is utilized in an effort to program short term, mid-term, and long term budget for maintenance and replacement needs. Table B summarizes the projected needs of the facilities within five years.

Facility	Emergency, <1 yr.	Urgent, 1-3 yrs.	Standard, 3-5 yrs.	Total
Senior Center	1,900	59,150	71,000	132,050
Museum	650	7,650	42,000	50,300
Art League	150	2,550	59,925	62,625
LTVA Bldg.	150	150	61,200	61,500
Total	2,850	69,500	234,125	306,475

Table B – Facility Needs in \$

In an effort to review fiscal sustainability of the facilities, staff performed an historical analysis of costs vs revenue associated with the facilities since 10-01-2000. Table C summarizes the cost recovery percentage.

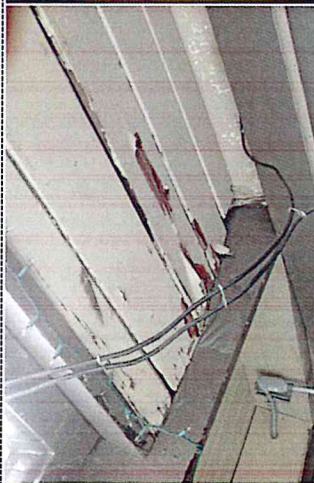
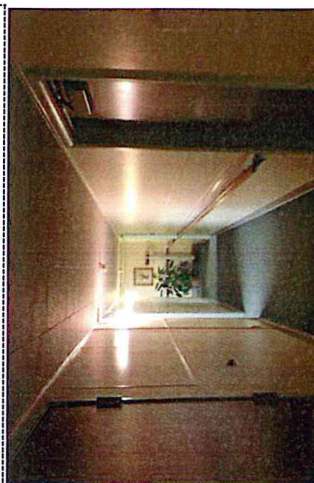
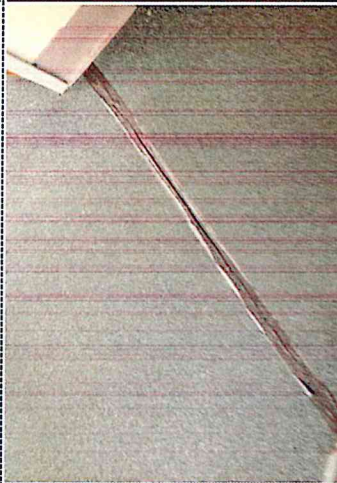
Facility	Revenue	Expenses	Subsidy %	Cost Recovery %
Senior Center	292,000	1,737,269	83%	17%
Museum*	15	285,000	100%	0%
Art League*	15	200,000	100%	0%
LTVA Bldg.*	15	200,000	100%	0%
Total	292,045	2,422,269	88%	12%

Table C – Costs vs Revenue

* Averaged based on available information

Most of the issues related to the buildings are either code issues such as ADA compliance, electrical, plumbing, and HVAC or end of lifespan issues such as roofs, equipment etc. While the facilities certainly accomplish the task of providing services to the community, the assessment reveals that the facilities are in serious need of upgrades in order to provide efficient operations and public access.



				Facility Exterior - East	Soffit damage from roof failure	Soffit damage from roof failure	Poor Interior Lighting
				Interior damage from roof failure	Interior carpet damage through out	Fire Safety Concerns	Electrical Concerns
Notable Issues:				1. Roof System is at end of life. Repairs are no longer holding. Roof replacement is mandatory. May need to address water damage to roof substructure 2. Building hall ways are under lit. 3. Building is showing heavy wear at mechanical and plumbing systems. Electrical wiring is concerning.			



Master Asset: Senior Center
Address: 3050 LT Blvd
Type: Wood/CMU
Use: Civic
Stories: 1
Sq. ft. (all floors): 8,400
Year Constructed:
Estimated Life: 40
Assessment Date: 01/20/16

City of South Lake Tahoe Public Works Department

Replacement Value @ \$240 per sq.ft by floor
Building Condition Index Score

\$	40	2,016,000.00
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UNIFORMAT ASSESSMENT - Senior Center

Estimated

Costs in Repair/Replacement

LEVEL 1 ELEMENT		LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT		EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
A SUB-STRUCTURE						< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	
A10 - FOUNDATIONS										
			A-1010 Standard Foundations	A1011 - Wall Foundations					X	
				A1012 - Column Foundations					X	
				A1013 - Perimeter Drainage and Insulation					X	
				A1030 - Slab on Grade						
			A1032 - Structural Slab on Grade						X	
			Subtotal - Sub-Structure		\$0	\$0	\$0			
B SHELL										
B10 - SUPERSTRUCTURE										
			B1020 - Roof Construction	B1021 - Flat Roof Construction					X	
				B1022 - Pitched Roof Construction					X	Roof needs to be replaced. At end of lifespan, may have structure damage due to moisture
B20 - EXTERIOR CLOSURE										
			B2010 - Exterior Walls							
				B2011 - Exterior Wall Construction			\$5,000			
				B2013 - Exterior Louvers, Screens, and Fencing			\$250			
				B2016 - Exterior Soffits	\$1,000					Notable damage from leaking roof system
				B2020 - Exterior Windows						
				B2021 - Windows			\$750			
				B2023 - Storefronts			\$750			
				B2030 - Exterior Doors						
				B2031 - Glazed Doors & Entrances			\$2,500			
				B2032- Solid Exterior Doors						
B30 - ROOFING										
			B3010 - Roof Coverings							
				B3011- Roof Finishes			\$25,000			Roof needs to be replaced
				B3013 - Roof Insulation & Fill			\$5,000			Recommend greater R-value
				B3014 - Flashing & Trim			\$750			
				B3015 - Roof Eaves and Gutters			\$1,000			
				B3016 - Gutters & Downspouts			\$250			
			Subtotal - Shell		\$1,000	\$37,250	\$4,000			
C INTERIORS										
C10 - INTERIOR CONSTRUCTION										
			C1010 - Partitions					\$1,000		Basic repairs & maintenance
				C1020 - Interior Doors						

UNIFORMAT ASSESSMENT - Senior Center

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	Costs in Repair/Replacement				Notes
				EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	
			C1021 - Interior Doors	< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	
			C1022 - Interior Door Frames			\$500		
			C1023 - Interior Door Hardware			\$150		
			C1024 - Interior Door Wall Opening Elements			\$250		
			C1026 - Interior Hatches and Access Doors				X	
			C1027 - Interior door Painting			\$500	X	
		C1030 - Fittings						
			C1031 - Fabricated Toilet Partitions			\$2,000		
			C1035 - Identifying Devices (Signage)	\$250		\$250		
		C30 - INTERIOR FINISHES						
		C3010 - Wall Finishes						
			C3011 - Finishes to Inside Exterior Walls			\$2,500		Carpeting exists on interior of exterior walls
		C3020 - Floor Finishes		\$250	\$250	\$250		
			C3024 - Flooring			\$15,000		
			C3025 - Carpeting		\$10,000			Commercial linoleum will need to be replaced in five years
			C3026 - Bases, Curbs, and Trim		\$1,000			
		C3030 - Ceiling Finishes						
			C3031 - Ceiling Finishes			\$7,000		Ceilings in original building are aged and in need of repair
			Subtotal - Interiors	\$500	\$11,250	\$29,400		
D SERVICES								
		D20 - PLUMBING						
		D2010 - Plumbing Fixtures						
			D2011 - Water Closets		\$750			
			D2012 - Urinals		\$750			
			D2013 - Lavatories		\$500			
			D2014 - Sinks					
			D2018 - Drinking fountains and Coolers				X	
			D2019 - Other plumbing fixtures					
		D2020 - Domestic Water Distributions						
			D2021 - Cold water service				X	
			D2022 - Hot Water Service				X	
			D2023 - Domestic Water Supply Equipment		\$2,500			Hot Water Heaters need replacement
		D2030 - Sanitary Waste						
			D2031 - Waste Piping				X	
			D2032 - Vent Piping				X	
			D2033 - Floor Drains				X	
			D2034 - Sanitary Waste Equipment					
			D2035 - Pipe Insulation			\$500	X	
		D2040 - Rain Water Drainage						
			D2041 - Pipe & Fittings					
			D2042 - Roof Drains					See Roof Replacement
			D2043 - Rainwater Drainage Equipment					
			D2044 - Pipe Insulation					

UNIFORMAT ASSESSMENT - Senior Center

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
				< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	
D30 - HVAC	D2090 - Special Plumbing Systems	D2093 - Interceptors		\$250	\$250	\$250		Grease Trap Disposal and Cleaning
	D3040 - HVAC Distribution Systems	D3041 - Air Distribution Systems				\$1,000		Cleaning of system
			D3042 - Exhaust Ventilations Systems					
	D3060 - HVAC Controls & Instruments	D3063 - Heating/Cooling Air Handling Units				\$7,500		Recommend Forced Air Units be replaced. Old, and inefficient
			D3064 - Exhaust & Ventilating Systems			\$750		Cleaning
			D3065 - Hoods and Exhaust Systems			\$500		Cleaning
			D3068 - Building Automation Systems			\$1,500		Recommend Automation system be installed
D40 - FIRE PROTECTION	D4030 - Fire Protection Specialties	D4031 - Fire Extinguishers		\$150	\$150	\$150		Recharge
			D4032 - Fire Extinguisher Cabinets				X	
	D4090 - Other Fire Protection Systems	D4095 - Hood & Duct Fire Protection				\$750		Cleaning & testing
	D5020 - Lighting and Branch Wiring	D5021 - Branch Wiring Devices			\$2,500	\$5,000		Recommend Identifying all circuits/panel controls
			D5022 - Lighting Equipment					Hallways are significantly underlit.
D50 - ELECTRICAL	D5030 - Communication & Security Systems	D5033 - Telephone Systems					X	
			D5037 - Fire Alarm Systems		\$2,500			Recommend complete testing & inspection of Alarm System
			D5038 - Security and Detection Systems			\$500		
			D5039 Local Area Networks				X	
	Subtotal - Services			\$400	\$9,900	\$18,400		
	E10 - EQUIPMENT	E1018 - Office Equipment					X	
			E1030 - Vehicular Equipment					
			E1031 - Vehicular Service Equip.	\$750	\$750	\$750		Van Maintenance
E20 - FURNISHINGS	E2010 - Fixed Furnishings	E1093 - Food Service Equipment				\$1,500		General Repairs to Kitchen Equipment
			E2012 - Fixed Casework				X	
			E2013 - Blinds and Other Treatment			\$500		

UNIFORMAT ASSESSMENT - Senior Center

Costs in Repair/Replacement

LEVEL 1 ELEMENT		LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
			E2020 - Moveable Furniture	E2021 - Moveable Artwork E2022 - Furniture & Acc. E2023 - Moveable Rugs and Mats Subtotal - Equip. & Furnishings	\$750	\$750	\$2,750	X X	
G BUILDING SITE WORK									
G20 - SITE IMPROVEMENTS									
G2020 - Parking Lots									
G2021 - Bases & Sub-Bases									
G2022 - Paving's & Surfaces									
G2025 - Markings & Signage									
G3030 - Pedestrian Paving									
G2031 - Paving & Surfaces									
G2032 - Edging									
G2041 - Fences & Gates									
G2044 - Signage									
G2050 - Landscaping									
G2055 - Planting									
G2056 - Planters									
G2057 - Irrigation Systems									
G2059 - Other Landscape Features									
G30 - SITE CIVIL / MECHANICAL UTILITIES									
G3020 - Sanitary Sewer Systems									
G3021 - Piping									
G3022 - Manholes & Cleanouts									
G3030 - Storm Sewer Systems									
G3031 - Piping									
G3032 - Manholes									
G3033 - Headwalls & Catch Basins									
G3034 - Lift Stations									
G3035 - Retention Ponds									
G3036 - Ditches & Culverts									
G40 - ELECTRICAL UTILITIES									
G4020 - Exterior Lighting									
G4021 - Fixtures & Transformers									
G4022 - Poles									
G4023 - Wiring, Conduits, and Duct Banks									
G4024 - Site Lighting Controls									
G90 - OTHER SITE CONSTRUCTION									
G9090 - Other Site Equipment & Systems									
G9091 - Snow Melt Systems									
Sub-Total Site Construction									
Inspection and Testing									

UNIFORMAT ASSESSMENT - Senior Center

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	Costs in Repair/Replacement				Notes
				EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	
				< 1 yr. \$1,900	2-3 yrs. \$59,150	1-5 yrs. \$71,000	5-10 yrs.	
			Facility Total in \$					

1/25/2016

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FACILITY CONDITION INDEX - Museum - 3058 Lake Tahoe Boulevard

	FACILITY CONDITION - PRIMARY				FACILITY CONDITION - INTERIOR				FACILITY CONDITION - SYSTEMS				FACILITY CONDITION - CODE COMPLIANCE						TOTAL SCORE	CONVERTED RATING*																	
	Primary Building Elements				Interior Building Elements				Systems				Code Compliance																								
	Foundation/Structure	Exterior Walls	Roof System	Windows/Doors	Trim/Finishes	PRIMARY SCORE				Ceilings	Interior/Walls	Floors	Fixed Furniture/Equip.	INTERIOR SCORE				Heating/Ventilation			Plumbing	Electrical	Lighting	SYSTEM SCORE				Means of Exit	Fire Control	Fire Alarm	Emergency Lighting	Fire Resistance	Handicap Accessibility	CODE SCORE			
	4-12	1-8	0-7	0-2	0-2	31	0-6	0-8	0-8	0-3	23	1-6	0-4	0-6	0-4	20	0-6	1-4			1-4	0-2	1-4	1-6	26	100											
	Potential Scoring Range	6	4	2	1	14	3	4	3	1	11	3	2	2	1	8	2	1			1	2	1	1	8	41											
	Total Possible Score																																				
13	Museum																																				
Address:		3058 L.T. Blvd																																			
Parcel #		026-050-05-100																																			
Owner:		El Dorado County																																			
Use:		Civic																																			
Type:		CMU/Wood																																			
The overall building is Good to Excellent																																					
Building is generally suitable for its intended use. Minor Improvements are needed to improve building performance & longevity																																					
Building has suitable characteristics, but requires specific upgrades to meet performance and operational objectives																																					
Building has serious deficiencies																																					
Building is unsuitable for intended use.																																					

Facility Exterior - North		Facility Exterior - South		Facility Interior - Restroom		Facility Interior - Mechanical Room		Facility Interior - Power Panel	
Men's Restroom decommissioned due to plumbing. Notable issues: 1. Main Sewer lines are failing- will need to be replaced. 2. Roofing has less than 3 years life expectancy. 3. Building energy efficiency is low. Single pane glass throughout, zero roof insulation		Fascia damage from roof failure		Restroom not ADA Compliant		Mechanical area leaks from roofing		Undersized Power Panel	
Heater vents abandoned & not sealed		Fascia Damage		Fascia Damage		Fascia Damage		Fascia Damage	



Master Asset: Museum
 Address: 3058 LT Blvd
 Type: Wood/CMU
 Use: Civic
 Stories: 1
 Sq. ft. (all floors): 2,100
 Year Constructed: 1940
 Estimated Life: 40
 Assessment Date: 01/20/16

City of South Lake Tahoe Public Works Department

Replacement Value @ \$200 per sq.ft by floor
 Building Condition Index Score

\$	41	420,000.00
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UNIFORMAT ASSESSMENT - Museum

Estimated Costs in Repair/Replacement

				Costs in Repair/Replacement					
LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes	
A SUB-STRUCTURE									
	A10 - FOUNDATIONS								
	A-1010 Standard Foundations		A1011 - Wall Foundations				X		
			A1012 - Column Foundations					X	
			A1013 - Perimeter Drainage and Insulation					X	
			A1030 - Slab on Grade						
			A1032 - Structural Slab on Grade				X		
			Subtotal - Sub-Structure		\$0	\$0	\$0		
B SHELL									
	B10 - SUPERSTRUCTURE								
		B1020 - Roof Construction					X	Roof needs to be replaced. At end of lifespan, may have structure damage due to moisture	
		B1022 - Pitched Roof Construction							
	B20 - EXTERIOR CLOSURE								
		B2010 - Exterior Walls							
			B2011 - Exterior Wall Construction				\$5,000		Painting of Building will be required in 3-5 years
			B2013 - Exterior Louvers, Screens, and Fencing						
			B2016 - Exterior Soffits		\$500			X	Repair and paint of Fascia is required
		B2020 - Exterior Windows							
		B2021 - Windows				\$5,000		Windows are single pane. Need to upgrade to double pane insulated	
		B2023 - Storefronts					X		
		B2030 - Exterior Doors							
		B2031 - Glazed Doors & Entrances				\$250		Routine maintenance - Locks, panic bar, hardware etc.	
		B2032- Solid Exterior Doors							
		B30 - ROOFING							
		B3010 - Roof Coverings							
			B3011- Roof Finishes				\$11,000		Roof needs to be replaced
			B3013 - Roof Insulation & Fill				\$1,000		Recommend greater R-value
			B3014 - Flashing & Trim				\$250		Drip edge and vents
		B3015 - Roof Eaves and Gutters				\$200			
		B3016 - Gutters & Downspouts				\$250			
			Subtotal - Shell		\$500	\$0	\$22,950		
C INTERIORS									
	C10 - INTERIOR CONSTRUCTION								
		C1010 - Partitions							
			C1011 - Fixed Partitions				\$1,000		Basic repairs & maintenance
			C1020 - Interior Doors						
		C1021- Interior Doors				\$150			

UNIFORMAT ASSESSMENT - Museum

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
				< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	
			C1022 - Interior Door Frames			\$50		
			C1023 - Interior Door Hardware			\$100		
			C1024 - Interior Door Wall Opening Elements				X	
			C1026 - Interior Hatches and Access Doors					X
			C1027 - Interior door Painting			\$100		
			C1030 - Fittings					
			C1031 - Fabricated Toilet Partitions			\$100		
			C1035 - Identifying Devices (Signage)			\$250		
			C3010 - Wall Finishes					
			C3011 - Finishes to Inside Exterior Walls					X
			C3012 - Interior Wall Finishes					X
			C3020 - Floor Finishes					
			C3024 - Flooring			\$500		General Maintenance
			C3025 - Carpeting					X
			C3026 - Bases, Curbs, and Trim					X
			C3030 - Ceiling Finishes					
			C3031 - Ceiling Finishes			\$750		General Maintenance
			Subtotal - Interiors	\$0	\$0	\$3,000		
D SERVICES								
			D2010 - Plumbing Fixtures					
			D2011 - Water Closets			\$2,500		Needs to be ADA accessible
			D2012 - Urinals			\$2,500		Men's Rom was de-commissioned - Needs to be ADA accessible
			D2013 - Lavatories			\$700		
			D2014 - Sinks					
			D2018 - Drinking fountains and Coolers					X
			D2019 - Other plumbing fixtures					
			D2020 - Domestic Water Distributions					
			D2021 - Cold water service					X
			D2022 - Hot Water Service					X
			D2023 - Domestic Water Supply Equipment			\$750		Hot Water Heaters will need replacement
			D2030 - Sanitary Waste					
			D2031 - Waste Piping		\$7,500			
			D2032 - Vent Piping					X
			D2033 - Floor Drains					X
			D2035 - Pipe Insulation			\$150		Recommend insulating all water pipes
			D2040 - Rain Water Drainage					
			D2041 - Pipe & Fittings					
			D2042 - Roof Drains					See Roof Replacement
			D2043 - Rainwater Drainage Equipment					
D2044 - Pipe Insulation								
			D3040 - HVAC Distribution Systems					

150

150

UNIFORMAT ASSESSMENT - Museum

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	Costs in Repair/Replacement				Notes
				EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	
			D3041 - Air Distribution Systems	< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	Cleaning of system
			D3042 - Exhaust Ventilations Systems			\$1,000		
			D3060 - HVAC Controls & Instruments					
			D3063 - Heating/Cooling Air Handling Units			\$250	X	Regular maintenance of system
			D3064 - Exhaust & Ventilating Systems				X	Cleaning
			D40 - FIRE PROTECTION					
			D4030 - Fire Protection Specialties					
			D4031 - Fire Extinguishers	\$150	\$150	\$150		Recharge
			D4032 - Fire Extinguisher Cabinets				X	
			D50 - ELECTRICAL					
			D5020 - Lighting and Branch Wiring					
			D5021 - Branch Wiring Devices				X	
			D5022 - Lighting Equipment			\$250		Regular maintenance
			D5030 - Communication & Security Systems					
			D5033 - Telephone Systems				X	
			D5037 - Fire Alarm Systems			\$150		Regular maintenance & Inspection
			D5038 - Security and Detection Systems			\$250		Regular maintenance & Inspection
			D5039 Local Area Networks				X	
			Subtotal - Services	\$150	\$7,650	\$8,650		
			EQUIPMENT & FURNISHINGS					
			E10 - EQUIPMENT					
			E1018 - Office Equipment				X	
			E20 - FURNISHINGS					
			E2010 - Fixed Furnishings					
			E2012 - Fixed Casework				X	
			E2013 - Blinds and Other Treatment				X	
			E2020 - Moveable Furniture					
			E2021 - Moveable Artwork				X	
			E2022 - Furniture & Acc.				X	
			E2023 - Moveable Rugs and Mats				X	
			Subtotal - Equip. & Furnishings	\$0	\$0	\$0		
			G BUILDING SITE WORK					
			G20 - SITE IMPROVEMENTS					
			G2020 - Parking Lots					
			G2021 - Bases & Sub-Bases				X	
			G2022 - Paving's & Surfaces			\$5,000		Crack repair/Slurry
			G2025 - Markings & Signage			\$500		Typical striping Annually
			G3030 - Pedestrian Paving					
			G2031 - Paving & Surfaces					
			G2032 - Edging					
			G2040 - Site Development					

UNIFORMAT ASSESSMENT - Museum

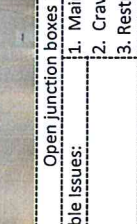
Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$ < 1 yr.	URGENT \$ 2-3 yrs.	REGULAR MAINTENANCE \$ 1-5 yrs.	DEFERRED \$ 5-10 yrs.	Notes
G30 - SITE CIVIL / MECHANICAL UTILITIES	G2050 - Landscaping	G2041 - Fences & Gates	G2044 - Signage		\$500		X	
			G2055 - Planting		\$500			Hwy 50 frontage
		G2056 - Planters	G2057 - Irrigation Systems		\$500			Hwy 50 frontage
			G2059 - Other Landscape Features					
	G3020 - Sanitary Sewer Systems	G3021 - Piping	G3022 - Manholes & Cleanouts				X	See lateral replacement above
			G3030 - Storm Sewer Systems					
		G3031 - Piping	G3032 - Manholes				X	
			G3033 - Headwalls & Catch Basins				X	
		G3034 - Lift Stations	G3035 - Retention Ponds				X	
G40 - ELECTRICAL UTILITIES	G4020 - Exterior Lighting	G4021 - Fixtures & Transformers	G4022 - Poles			\$150	X	Routine Maintenance
			G4023 - Wiring, Conduits, and Duct Banks				X	
		G4024 - Site Lighting Controls	Sub-Total Site Construction	\$0	\$0	\$7,400	X	
			Facility Total in \$	\$650	\$7,650	\$42,000		

1/25/2016

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Facility Exterior - North	Crawlspace Vent Damage	Unsecured crawlspace - Homeless camp	Missing exterior light covers	F/A Unit	
Open junction boxes in ceiling		Restroom not ADA Compliant		Access to restroom obstructed - Non ADA	
Notable Issues:		1. Main Sewer lines are failing- will need to be replaced. 2. Crawl Space not insulated - Pipes freeze 3. Restroom does not meet ADA compliance nor hall accessing restroom			



Master Asset: Art League Building
Address: 3062 LT Blvd
Type: Wood/CMU
Use: Civic
Stories: 1
Sq. ft. (all floors): 1,100
Year Constructed: 1940
Estimated Life: 40
Assessment Date: 01/20/16

City of South Lake Tahoe
Public Works Department

Replacement Value @ \$240 per sq.ft by floor
Building Condition Index Score

\$ 37 264,000.00

UNIFORMAT ASSESSMENT - Art League Building

Estimated

Costs in Repair/Replacement

LEVEL 1 ELEMENT		LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
A SUB-STRUCTURE									
A10 - FOUNDATIONS									
			A-1010 Standard Foundations						
			A1011 - Wall Foundations					X	
			A1012 - Column Foundations					X	
			A1013 - Perimeter Drainage and Insulation					X	
			Subtotal - Sub-Structure		\$0	\$0	\$0		
B SHELL									
B10 - SUPERSTRUCTURE									
			B1020 - Roof Construction					X	
			B1021 - Flat Roof Construction						
			B1022 - Pitched Roof Construction				\$11,000		Roof needs to be replaced. At end of lifespan, may have structure damage due to moisture
B20 - EXTERIOR CLOSURE									
			B2010 - Exterior Walls						
			B2011 - Exterior Wall Construction				\$5,000		Repair and paint
			B2013 - Exterior Louvers, Screens, and Fencing				\$250		
			B2016 - Exterior Soffits				\$500		
			B2020 - Exterior Windows						
			B2021 - Windows				\$125		
			B2030 - Exterior Doors				\$750		Regular maintenance
			B2031 - Glazed Doors & Entrances						
			B2032- Solid Exterior Doors				\$2,500		
			B30 - ROOFING						
			B3010 - Roof Coverings						
			B3011- Roof Finishes				\$7,500		Roof needs to be replaced
			B3013 - Roof Insulation & Fill					X	
			B3014 - Flashing & Trim				\$150		
			B3015 - Roof Eaves and Gutters				\$500		
			B3016 - Gutters & Downspouts				\$500		
			Subtotal - Shell		\$0	\$0	\$28,775		
C INTERIORS									
C10 - INTERIOR CONSTRUCTION									
			C1010 - Partitions					X	Basic repairs & maintenance
			C1020 - Interior Doors						
			C1021- Interior Doors				\$150		
			C1022 - Interior Door Frames				\$100		

LEVEL 1 ELEMENT		LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes				
				C1023 - Interior Door Hardware			\$100						
				C1024 - Interior Door Wall Opening Elements				X					
				C1026 - Interior Hatches and Access Doors									
				C1027 - Interior door Painting			\$200	X					
				C1030 - Fittings									
				C1031 - Fabricated Toilet Partitions			\$700		Bathroom is not ADA compliant				
				C1035 - Identifying Devices (Signage)			\$250						
				C3010 - Wall Finishes									
				C3011 - Finishes to Inside Exterior Walls				X	Regular maintenance				
				C3012 - Interior Wall Finishes			\$250						
				C3024 - Flooring									
				C3025 - Carpeting			\$1,000						
				C3026 - Bases, Curbs, and Trim			\$250						
				C3030 - Ceiling Finishes									
				C3031 - Ceiling Finishes			\$7,000		Ceilings in original building are aged and in need of repair				
				Subtotal - Interiors	\$0	\$0	\$10,000						
				D20 - PLUMBING									
								D2010 - Plumbing Fixtures					
								D2011 - Water Closets			\$5,000		Bathroom needs to be ADA Compliant
								D2012 - Urinals					
D2013 - Lavatories									See Water Closets				
D2014 - Sinks													
D2018 - Drinking fountains and Coolers								X					
D2019 - Other plumbing fixtures													
D2020 - Domestic Water Distributions													
D2021 - Cold water service		\$1,200						X	Pipes in Crawspace are uninsulated - need insulation in crawspace				
D2022 - Hot Water Service		\$1,200						X	Pipes in Crawspace are uninsulated - need insulation in crawspace				
				D2030 - Sanitary Waste									
				D2031 - Waste Piping				X	See G3021				
				D2032 - Vent Piping				X					
				D2033 - Floor Drains				X					
				D2034 - Sanitary Waste Equipment									
				D2035 - Pipe Insulation				X					
				D2040 - Rain Water Drainage					See D2021 & D2022				
				D2041 - Pipe & Fittings									
				D2042 - Roof Drains					See Roof Replacement				
				D2043 - Rainwater Drainage Equipment									
D2044 - Pipe Insulation													
				D3040 - HVAC Distribution Systems									
				D3041 - Air Distribution Systems					X				

UNIFORMAT ASSESSMENT - Art League Building

				Costs in Repair/Replacement			
LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED \$
			D3042 - Exhaust Ventilations Systems	< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.
			D3060 - HVAC Controls & Instruments				X
			D3063 - Heating/Cooling Air Handling Units			\$1,500	
			D3064 - Exhaust & Ventilating Systems			\$250	
			D40 - FIRE PROTECTION				
			D4030 - Fire Protection Specialties				
			D4031 - Fire Extinguishers	\$150	\$150	\$150	
			D4032 - Fire Extinguisher Cabinets				X
			D50 - ELECTRICAL				
			D5020 - Lighting and Branch Wiring				
			D5021 - Branch Wiring Devices			\$500	
			D5022 - Lighting Equipment				X
			D5030 - Communication & Security Systems				
			D5033 - Telephone Systems				X
			D5037 - Fire Alarm Systems			\$250	
			D5038 - Security and Detection Systems				X
			D5039 Local Area Networks				X
			Subtotal - Services	\$150	\$2,550	\$7,650	
EQUIPMENT & FURNISHINGS							
			E10 - EQUIPMENT				
			E1018 - Office Equipment				X
			E20 - FURNISHINGS				
			E2010 - Fixed Furnishings				
			E2012 - Fixed Casework				X
			E2013 - Blinds and Other Treatment				X
			E2020 - Moveable Furniture				
			E2021 - Moveable Artwork				X
			E2022 - Furniture & Acc.				X
			E2023 - Moveable Rugs and Mats				X
			Subtotal - Equip. & Furnishings	\$0	\$0	\$0	
G BUILDING SITE WORK							
			G20 - SITE IMPROVEMENTS				
			G2020 - Parking Lots				
			G2021 - Bases & Sub-Bases				X
			G2022 - Pavings & Surfaces			\$5,000	
			G2025 - Markings & Signage			\$750	
			G3030 - Pedestrian Paving				
			G2031 - Paving & Surfaces				X
			G2032 - Edging				X
			G2040 - Site Development				
			G2041 - Fences & Gates				X

UNIFORMAT ASSESSMENT - Art League Building

Costs in Repair/Replacement

LEVEL 1 ELEMENT		LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT		EMERGENCY \$ < 1 yr.	URGENT \$ 2-3 yrs.	REGULAR MAINTENANCE \$ 1-5 yrs.	DEFERRED \$ 5-10 yrs.	Notes
			G2050 - Landscaping		G2044 - Signage			\$250		
				G2055 - Planting			\$500		Highway 50 Frontage	
				G2056 - Planters			\$500		Highway 50 Frontage	
				G2057 - Irrigation Systems			\$500		Highway 50 Frontage	
				G2059 - Other Landscape Features			\$750		Bus Stop	
	G30 - SITE CIVIL / MECHANICAL UTILITIES									
		G3020 - Sanitary Sewer Systems	G3021 - Piping				\$2,500	X	Clean Laterals/Inspect Lines	
			G3022 - Manholes & Cleanouts							
		G3030 - Storm Sewer Systems	G3031 - Piping						X	
			G3032 - Manholes						X	
			G3033 - Headwalls & Catch Basins						X	
			G3034 - Lift Stations						X	
			G3035 - Retention Ponds					X		
G3036 - Ditches & Culverts							X			
G40 - ELECTRICAL UTILITIES										
			G4020 - Exterior Lighting		G4021 - Fixtures & Transformers			\$250	X	
			G4022 - Poles					X		
			G4023 - Wiring, Conduits, and Duct Banks					X		
			G4024 - Site Lighting Controls					X		
			G9091 - Snow Melt Systems				\$2,500		Inspection and Testing	
			Sub-Total Site Construction				\$0	\$0	\$13,500	
Facility Total in \$				\$150	\$2,550	\$59,925				

1/25/2016

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Facility Condition Index Score Sheet 2015_2016



City of South Lake Tahoe
Public Works Department

Master Asset: LTVA Bldg.
Address: 3068 LT Blvd
Type: Wood/CMU
Use: Civic
Stories: 1

Sq. ft. (all floors): 3,000
Year Constructed: 40
Estimated Life: 40
Assessment Date: 01/20/16

Replacement Value @ \$240 per sq.ft by floor
Building Condition Index Score

\$ 720,000.00
39

UNIFORMAT ASSESSMENT - LTVA Bldg.

Estimated

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$ < 1 yr.	URGENT \$ 2-3 yrs.	REGULAR MAINTENANCE \$ 1-5 yrs.	DEFERRED \$ 5-10 yrs.	Notes
A SUB-STRUCTURE	A10 - FOUNDATIONS	A-1010 Standard Foundations	A1011 - Wall Foundations				X	
			A1012 - Column Foundations				X	
			A1013 - Perimeter Drainage and Insulation				X	
			Subtotal - Sub-Structure	\$0	\$0	\$0		
B SHELL	B10 - SUPERSTRUCTURE	B1020 - Roof Construction	B1021 - Flat Roof Construction			\$6,000		Flat Roof needs to be replaced - leaking
			B1022 - Pitched Roof Construction			\$8,000		Roof needs to be replaced.
		B20 - EXTERIOR CLOSURE	B2010 - Exterior Walls					
			B2011 - Exterior Wall Construction			\$5,000		Repair and paint
C INTERIORS	C10 - INTERIOR CONSTRUCTION	B2020 - Exterior Windows	B2013 - Exterior Louvers, Screens, and Fencing			\$250		
			B2016 - Exterior Soffits			\$500		
			B2021 - Windows			\$6,000		Single Pane Windows - recommend replacing
			B2023 - Storefronts			\$250		Regular maintenance
		B30 - ROOFING	B2031 - Glazed Doors & Entrances			\$750		Door at ADA ramp does not meet ADA width
			B2032 - Solid Exterior Doors					
		B3010 - Roof Coverings	B3011 - Roof Finishes					See B1020
			B3013 - Roof Insulation & Fill				X	
			B3014 - Flashing & Trim			\$150		
			B3015 - Roof Eaves and Gutters			\$500		
			B3016 - Gutters & Downspouts			\$500		
			Subtotal - Shell	\$0	\$0	\$27,900		
		C1010 - Partitions	C1011 - Fixed Partitions				X	Basic repairs & maintenance
			C1020 - Interior Doors					
			C1021 - Interior Doors			\$150		
			C1022 - Interior Door Frames			\$100		

UNIFORMAT ASSESSMENT - LTVA Bldg.

Costs in Repair/Replacement

				Costs in Repair/Replacement								
LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED \$	Notes				
			C1023 - Interior Door Hardware									
			C1024 - Interior Door Wall Opening Elements									
			C1026 - Interior Hatches and Access Doors									
			C1027 - Interior door Painting									
			C1030 - Fittings									
			C1031 - Fabricated Toilet Partitions									
			C1035 - Identifying Devices (Signage)									
			C3010 - Wall Finishes									
			C3011 - Finishes to Inside Exterior Walls									
			C3012 - Interior Wall Finishes									
			C3024 - Flooring									
			C3025 - Carpeting									
			C3026 - Bases, Curbs, and Trim									
			C3031 - Ceiling Finishes									
			Subtotal - Interiors	\$0	\$0	\$500	\$6,800					
			D SERVICES									
			D20 - PLUMBING									
						D2011 - Water Closets					Bathroom needs to be ADA Compliant	
						D2012 - Urinals						See Water Closets
						D2013 - Lavatories						
D2014 - Sinks												
D2018 - Drinking fountains and Coolers									X			
D2019 - Other plumbing fixtures												
D2020 - Domestic Water Distributions												
D2021 - Cold water service									X			
D2022 - Hot Water Service								\$500	X	Hot water Heater needs to be plumbed correctly		
D2030 - Sanitary Waste												
			D2031 - Waste Piping					X				
			D2032 - Vent Piping						X			
			D2033 - Floor Drains						X			
			D2034 - Sanitary Waste Equipment						X			
			D2035 - Pipe Insulation									
			D2040 - Rain Water Drainage									
			D2041 - Pipe & Fittings									
			D2042 - Roof Drains							See Roof Replacement		
			D2043 - Rainwater Drainage Equipment									
			D2044 - Pipe Insulation									
D30 - HVAC												
			D3040 - HVAC Distribution Systems									
			D3041 - Air Distribution Systems						X			

UNIFORMAT ASSESSMENT - LTVA Bldg.

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY \$	URGENT \$	REGULAR MAINTENANCE \$	DEFERRED	Notes
				< 1 yr.	2-3 yrs.	1-5 yrs.	5-10 yrs.	
			D3042 - Exhaust Ventilations Systems				X	
			D3060 - HVAC Controls & Instruments					
			D3063 - Heating/Cooling Air Handling Units			\$3,000		Recommend Forced Air Units be replaced. Old, and inefficient
			D3064 - Exhaust & Ventilating Systems			\$250		Cleaning
			D40 - FIRE PROTECTION					
			D4030 - Fire Protection Specialties					
			D4031 - Fire Extinguishers	\$150	\$150	\$150		Recharge
			D4032 - Fire Extinguisher Cabinets				X	
			D50 - ELECTRICAL					
			D5020 - Lighting and Branch Wiring					
			D5021 - Branch Wiring Devices			\$500	X	Recommend identifying all circuits/panel controls
			D5022 - Lighting Equipment					
			D5033 - Telephone Systems				X	
			D5037 - Fire Alarm Systems			\$250		Recommend complete testing & inspection of Alarm System
			D5038 - Security and Detection Systems				X	
			D5039 Local Area Networks				X	
			Subtotal - Services	\$150	\$150	\$9,650		
			EQUIPMENT & FURNISHINGS					
			E10 - EQUIPMENT					
			E1018 - Office Equipment				X	
			E20 - FURNISHINGS					
			E2010 - Fixed Furnishings					
			E2012 - Fixed Casework				X	
			E2013 - Blinds and Other Treatment				X	
			E2020 - Moveable Furniture					
			E2021 - Moveable Artwork				X	
			E2022 - Furniture & Acc.				X	
			E2023 - Moveable Rugs and Mats				X	
			Subtotal - Equip. & Furnishings	\$0	\$0	\$0		
			G BUILDING SITE WORK					
			G20 - SITE IMPROVEMENTS					
			G2020 - Parking Lots					
			G2021 - Bases & Sub-Bases				X	
			G2022 - Paving's & Surfaces			\$7,000		Crack repair/Slurry
			G2025 - Markings & Signage			\$750		Typical striping Annually
			G3030 - Pedestrian Paving					
			G2031 - Paving & Surfaces				X	
			G2032 - Edging				X	
			G2040 - Site Development					
			G2041 - Fences & Gates			\$1,500	X	Side fence needs replacement

UNIFORMAT ASSESSMENT - LTVA Bldg.

Costs in Repair/Replacement

LEVEL 1 ELEMENT	LEVEL 2 ELEMENT	LEVEL 3 ELEMENT	LEVEL 4 SUB-ELEMENT	EMERGENCY	URGENT	REGULAR	DEFERRED	Notes		
				\$	\$	\$	\$			
		G2050 - Landscaping	G2044 - Signage		2-3 yrs.	1-5 yrs.	5-10 yrs.			
					\$250					
			G2055 - Planting			\$700		Highway 50 Frontage		
			G2056 - Planters			\$700		Highway 50 Frontage		
			G2057 - Irrigation Systems			\$700		Highway 50 Frontage		
	G30 - SITE CIVIL / MECHANICAL UTILITIES			G2059 - Other Landscape Features						
				G3020 - Sanitary Sewer Systems	G3021 - Piping			\$2,500	X	Clean Laterals/Inspect Lines
					G3022 - Manholes & Cleanouts					
				G3030 - Storm Sewer Systems	G3031 - Piping				X	
			G3032 - Manholes				X			
			G3033 - Headwalls & Catch Basins				X			
			G3034 - Lift Stations				X			
			G3035 - Retention Ponds				X			
			G3036 - Ditches & Culverts				X			
	G40 - ELECTRICAL UTILITIES		G4020 - Exterior Lighting	G4021 - Fixtures & Transformers			\$250	X		
				G4022 - Poles				X		
				G4023 - Wiring, Conduits, and Duct Banks				X		
				G4024 - Site Lighting Controls				X		
				G9091 - Snow Melt Systems			\$2,500		Inspection and Testing	
				Sub-Total Site Construction	\$0	\$0	\$16,850			
				Facility Total in \$	\$150	\$150	\$61,200			

1/25/2016

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Lake Tahoe
Visitors Authority

January 25, 2016

Nancy Kerry
City Manager
City of South Lake Tahoe
1901 Airport Road
South Lake Tahoe, CA 96150

Dear Nancy:

We understand that the City of South Lake Tahoe and El Dorado County are currently in discussions regarding the transfer of improved land that includes the building at 3066 Lake Tahoe Blvd., the location of the Lake Tahoe Visitors Authority's Visitor Information Center. The LTVA has occupied this building since 2006 and the Lake Tahoe South Shore Chamber of Commerce occupied the building prior, offering local business and visitor services. The agreement between the LTVA and the City allows the LTVA to house staff and provide visitor services rent-free and defers maintenance and improvement costs to the LTVA. The LTVA appreciates the long term and amicable relationship with the City as it allows us to provide visitor information and business referral with minimal cost, and we look forward to the agreement continuing for the foreseeable future.

The Lake Tahoe Visitors Authority would like to express support for the City's and El Dorado County's land transfer efforts as we see this transaction facilitating the City's ongoing infrastructural improvements and beautification process for the benefit of residents and visitors. If we can be of any assistance in the process please do not hesitate to contact me.

Sincerely,

Carol Chaplin
Executive Director

TahoeSouth.com

Nevada Office | PO Box 5878 | 169 Hwy 50 | Stateline, NV 89449 | (775) 588-5900
California Office | 3066 Lake Tahoe Blvd | South Lake Tahoe, CA 96150 | (530) 544-5050

LAKE TAHOE

HISTORICAL SOCIETY

SINCE 1968

PRESERVING TAHOE'S HISTORY

January 23, 2016

Nancy Kerry, City Manager
City of South Lake Tahoe
1901 Airport Road
South Lake Tahoe, CA 96150

Dear Nancy,

The Lake Tahoe Historical Society, a 501(c)(3) nonprofit organization, supports the current conversation that would cede ownership control of county property to the City of South Lake Tahoe.

The building that has housed the community's History Museum for over 4 decades is one of the buildings on county property. We strongly support the City's commitment in pursuing ownership in order to ease the process of improvements in the future.

The History Museum was previously the home of the library. Upon completion of the county library on Rufus Allen Boulevard, the LTHS moved its collection of artifacts and archives from its location across the street to our current location at 3058 Lake Tahoe Boulevard, a central location in town. We have leased this structure from the City for one dollar. During conversations about the 56 Acre Project, a recent proposal for this same area, an architect suggested to us that our building could support a second story, an interesting solution to our need for more space. In 2018, we will celebrate our 50th anniversary. We would like to approach the City to consider an expansion of our current space, but cannot do so without understanding who owns clear control of the property, nor can we apply for grants to improve the museum complex, because the property is county owned.

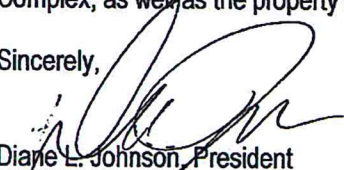
Over two decades ago, with the City's support, two additional buildings were moved, at the expense of the LTHS, to become the museum complex. Aside from the main building, we are the stewards of a 1930s log cabin (a favorite exhibit of visitors), and also, the oldest standing commercial building in the Tahoe Basin, the Osgood Toll House. We are currently fundraising to restore the Osgood Toll House with the idea that it will remain at its current location behind the History Museum, eventually opening it to the public.

The majority of upgrades to the museum complex have been paid for by the LTHS through donations, memberships, fundraisers, and sales from our bookstore. In the last 15 years, the LTHS has painted the interior and exterior of the building, resurfaced walls, replaced the roof, installed new flooring, a new furnace, gutters, security lighting, and have always, responsibly, paid for the gas, electric, phone, internet, security alarm system, and liability insurance. However, the following scenario is an example of an expense we cannot shoulder alone, and it is just this type of problem that we would benefit from if the City owned the property and buildings.

The two restrooms in the museum were never handicap accessible. They are not available to the public. One was actually closed off after many attempts at repair, and is currently being used for storage due to plumbing problems beyond our scope and budget. We are now dealing with a permanent toilet leak in the other restroom. After asking the City's building department to assess the problem, we were told that nothing could be done until spring. The solution would mean tearing up the parking lot we share with the Senior Center to repair aging sewer lines. Due the enormous expense and coordination required to repair this type of problem, it is not guaranteed to happen any time soon. This is an infrastructure problem that needs to be addressed by the owner of the property.

We support the future ownership by the City of South Lake Tahoe of county properties that include the History Museum Complex, as well as the property and buildings of our neighboring business partners.

Sincerely,


Diane L. Johnson, President
Lake Tahoe Historical Society