

**Board of Supervisors  
Meeting  
May 14<sup>th</sup>, 2024**

**Tahoe National Forest  
Land Lease Agreement**



**NEVADA  
COUNTY**  
CALIFORNIA

# Overview of today's presentation

## County Land Lease with the National Forest Service

- Introduction:
  - *Justin Drinkwater – Nevada County Facilities Director*
  - *Matthew Jedra – Acting Forest Supervisor*
- Background , *Site Selection*
- *Economic and strategic Impact*
- *Site Feasibility Study*
- *Site Development & Design*
- *Long Term Land Lease*

Final Q&A

# Tahoe National Forest Supervisor Office

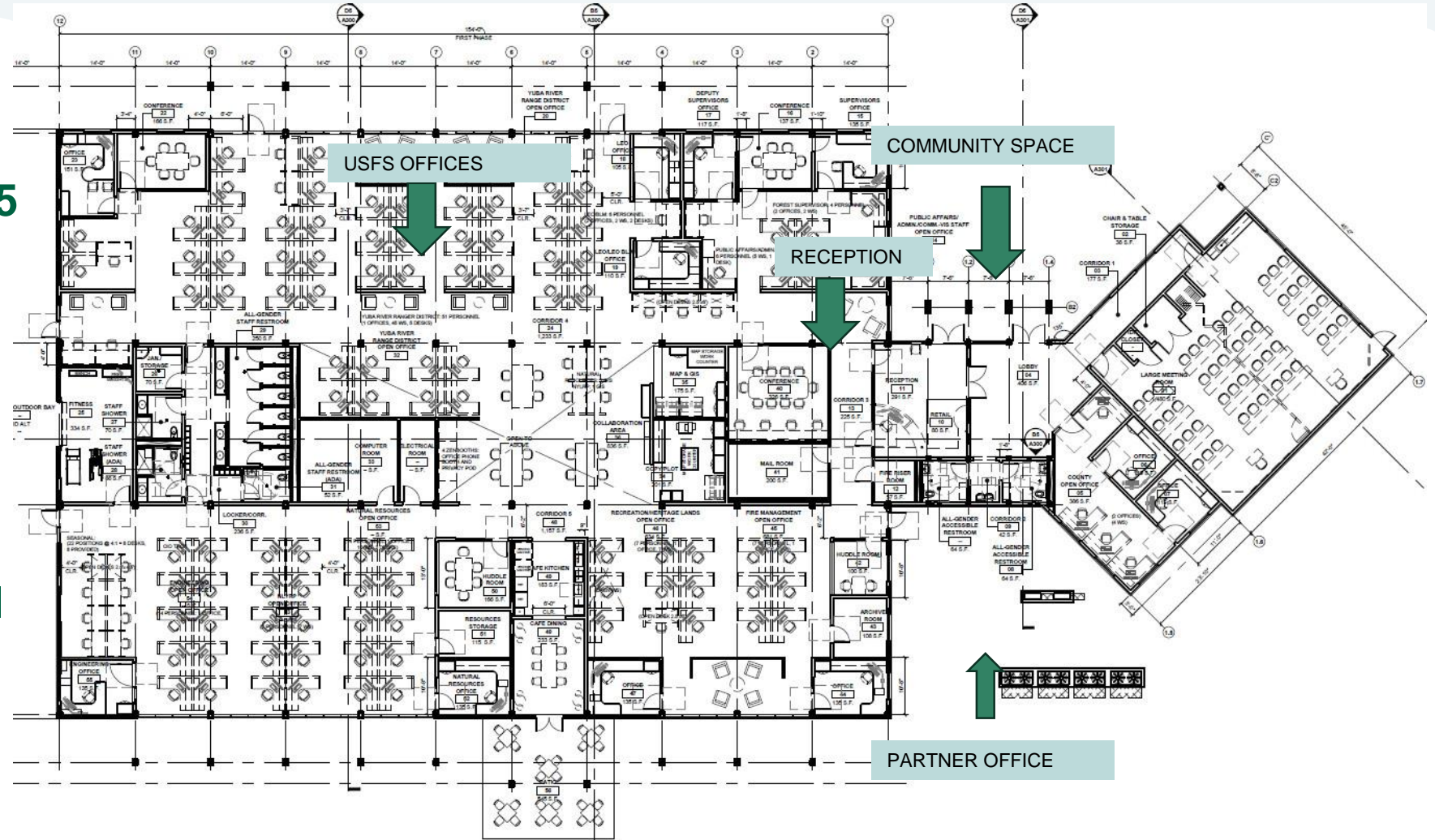
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- County and TNF are finalizing a 50-year land lease.
- 9 Acre parcel next to the County Juvenile Hall Facility.
- TNF is nearing their final design for this site with latest version with building size constraints.



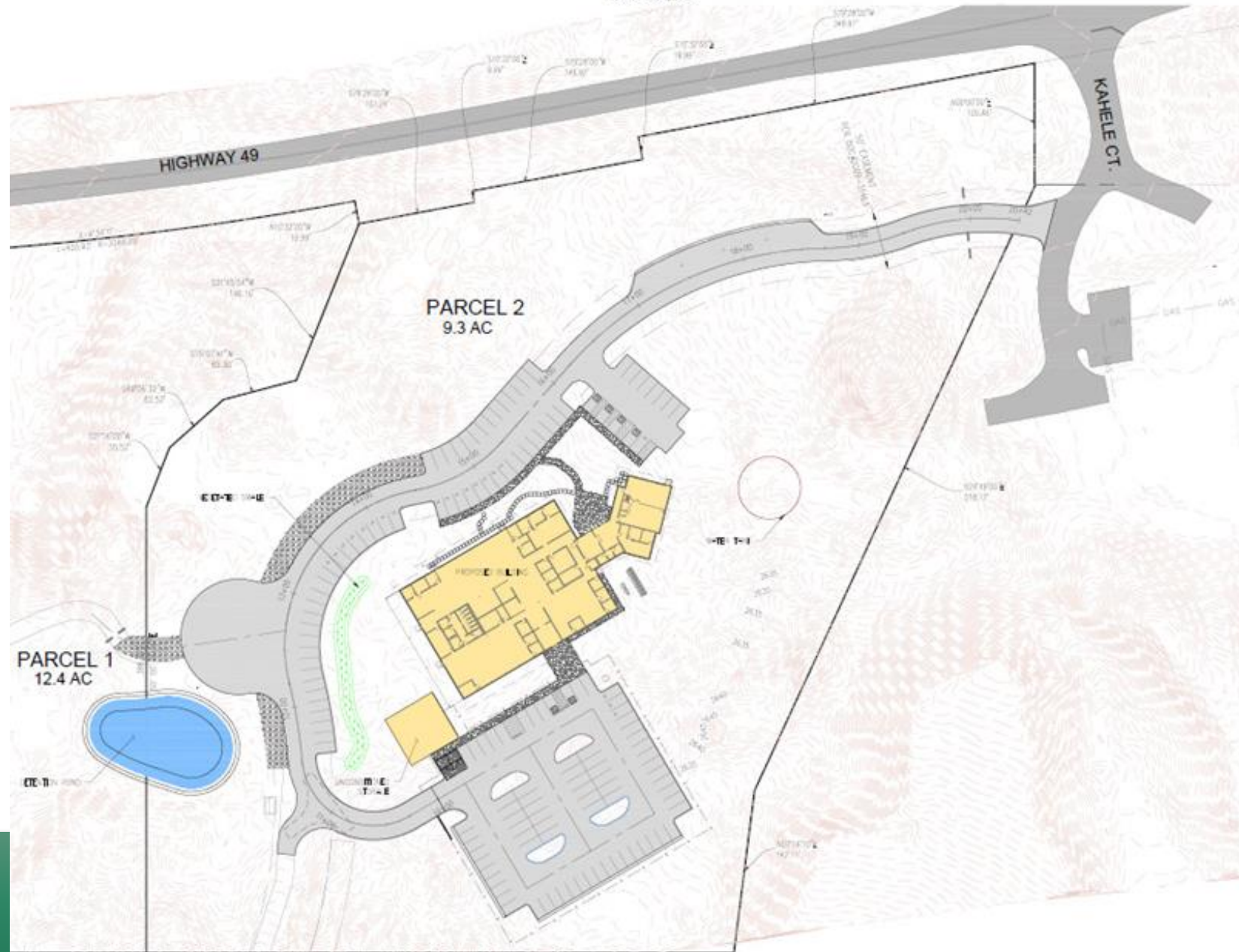
# National Forest Supervisor Office, Cont.

- Total Construction Budget on order of \$25 million.
- Approximately 19,800 SF
- Single phase includes base needs/ flexible office / partner space.
- Community Room still included (2,900 SF of total)



# SITE PLAN FOR USFS SUPERVISOR'S OFFICE & VISITOR CENTER

NOVEMBER, 2023



# Design Schedule

- A&E Firm : Mary McGrath and Associates

Element	Duration	Start	Finish
35% Schematic Design	97 days	Thu 2/2/23	Fri 6/16/23
65% DESIGN DEVELOPMENT AND COST ESTIMATE	64 days	Mon 2/12/24	Thu 5/9/24
95% DESIGN	49 days	Fri 5/10/24	Wed 7/17/24
100% DESIGN - BID DOCUMENTS	30 days	Thu 7/18/24	Wed 8/28/24
REVIEW and Value Engineering	25 Days	9/02/2024	9/27/2024

# Contract Construction Schedule (TBD)

- Solicitation for Bids Expected To begin after FY2025 Oct 1,2024

Element	Duration	Start	Finish
Solicitation	45-60 days	FY25	
Award	30 Days	FY25	
Infrastructure/ Site work	6 Months	FY26	FY26
Vertical Construction	18 Months	FY26	FY27
Commissioning	3 Months	FY27	FY27

# Planning Milestones

- A&E Planning Application Documentation and Meetings -

Element	Duration	Start	Finish
Submit Revised Application Documents	10 days	Mon 2/12/24	Pending
Planning Department Review (TBD)	45 Days	TBD	
Community Meeting (TBD)	1 day	TBD	
Preparation of Environmental Documents	90 days	5/1/2024	8/5/2024
Planning Commission Hearing (TBD)	1 day	TBD	





# Discussion