

# Trout Creek Recreation Center

## Feasibility Study Task Force

### Tahoe Donner Association

Location: NWCH Mezzanine  
Date: Wednesday 01.04. 2017  
Time: 1:30pm – 2:30 pm

#### **Attendees:**

Task Force: Michael Sullivan  
Courtney Murrell  
Michael Bledsoe (Conference)  
John Stubbs (Absent)

Tahoe Donner Association: Robb Etnyre – General Manager  
Forrest Huisman – Director of Capital Projects  
Miguel Sloane – Director of Operations  
Kyle Winther - Trout Creek Assistant Manager  
Megan Rodman – General Manager Executive Assistant  
Lee Gray – Capital Projects Coordinator

Guests: Todd Mather – TGM Architect

#### **Meeting Notes:**

##### **Agenda:**

- **Review of Architectural Drawings**
- **Overview of Town Hall Forum Agenda 1/6/17**
- **Review of outstanding items; Task Force Member Comments**

Forrest opened the meeting distributing a packet provided by the Architect Todd Mather; the Town Hall Meeting Outline and the Architects presentation packet. He explained that the Member forum will be live streamed which will allow members to log in and submit questions. An E-Blast will be released for members to participate, similar to a Board meeting. The meeting will also be videotaped and uploaded to the TDA Website for future viewing.

##### **Meeting outline:**

- Forrest to facilitate Forum and introduce the project and overall concept of how the meeting, and advise that there will be a question and answer session at the very end.
- Miguel will be introduced as the Director of Operations. Miguel will remind everyone where they have been over the last several years; including metrics, visitation, efforts through subgroups and steering committees.
- Courtney Murrell will be introduced as a recent Board Member and current Trout Creek Employee. She will initiate initial concepts and alternatives to a costly 4,000 SF expansion. More of a reallocation and modest addition to the Facility.
- Todd Mather will be introduced as the Architect responsible for producing the Feasibility Study. He will explain the benefits of a feasibility study, including the understanding of what schedule and costs that should be expected, as well as any opportunities to improve ADA upgrades, parking requirements, and overall circulation.

Forrest turned the meeting over to Todd to walk the task force through his presentation.

Todd started the presentation referencing that the goal is to ultimately come up with the cost for the design. He will not be handing anything out but will instead be projecting it on the screen. They are currently 30% complete for this presentation.

- I. The existing floorplan: There are 5 areas that we are going to focus on.
  1. Old Welcome – Redevelop
  2. Heated Bridge – Redevelop
  3. Welcome Room – Renovate
  4. Exercise A & B – Renovate
  5. Kids Camp - Redevelop
- II. Demolition Plan: Walls proposed to remove
  1. Heated Bridge – Remove and add on to area under roof line.
  2. Exercise A & B – Remove and enlarge space
  3. Kids Camp – Remove and enlarge space
- III. New Floor Plan: Architectural limitations, structural concerns, heating & air, plumbing, electrical, fire sprinklers, site issues and accessibility. All these items need to be addressed for the feasibility study and cost estimates related to the project. The Challenges related to the Architectural are egress, fire access. Basic circulation. We believe so far we do not have concerns only relocating 1 door.
  1. Relocate Kids Camp to Club Room – Adding Walls to the inside of the building
  2. Cart storage area – constructed under the existing original old entry. Roof structure is in place.
  3. Spin Room – constructed under the existing original old entry. Roof structure is in place. 3 of the walls would be primarily glass
  4. Entry Way – Expanded to include an air lock
  5. Welcome Room – Renovation to reception desk, replacing window to wall, retail display.
  6. Exercise Room – Remove interior walls and closet, increase equipment and site line in room
  7. Free Weights and Stretching – Open to the exercise room, expanded to the roof line and pick up almost 200’ of usable space. Relocate exit door and connect to existing walkways.

Page 7 – Diagram shows red lines where the structure of the building needs to be addressed. The feasibility study will help us arrive at the best possible solution for the design thus far and put a cost estimate to all of these changes.

Photos – Heating and Air Conditioning system will need to be modified to accommodate the new and changing spaces inside and outside the building. The Plumbing count is being looked into, this will be determined by building code review. Fire Sprinkler system will need to be looked into to accommodate the new design. The Electrical will need to be modified. We currently have the Civil Engineering report, we have the Structural report, we are working now with our Mechanical, Plumbing, and Electrical Consultants to determine all the other needs required which will be included in the final report.

## Comments:

- **Forrest:** The Cart Storage and Spin Room will not be blocking egress. The wrought iron gate would be removed in its entirety closest to the pool allowing for a covered food and beverage area.
- **Courtney Murrell:** Concerns regarding the Club Room should also be ½ wall glass for view out to the pool. Todd agreed to make mention.
- **Forrest:** John Stubbs was not able to attend and requested Forrest express his concerns with putting in a raised floor in the Exercise Room and the costs.
- **Michael Sullivan:** Please do not use “Concerns” or “Challenges” in presentation, instead use “Opportunities for Improvement”.
- **Michael Sullivan:** I think it is important that Todd emphasizes at the beginning of his presentation that this is an interim report and that he is only 30% of the way through the study.

- **Michael Sullivan:** I think we should not bring up the raised floor since it is contentious at this time.
- **Kyle Winther:** Mercedes and Kyle talked about alternatives to a proposed raised floor, and can move the equipment that requires it to the front of the room.
- **Michael Sullivan:** This plan does not have the additional offices or the additional class room but it does have 95% of the users concerns for less money and in a shorter period of time. I would like to have that brought up.

## Questions:

1. **Michael Sullivan:** There was a concern that people who had looked at the original plan of doing a major overhaul that they would be disappointed with this plan because it would not fulfill all of the objectives. Do you still feel that way? **Robb Etnyre:** We need to make sure that those people understand what our current thinking is.
2. **Michael Sullivan:** In terms of what we are doing, how much is required vs user desires. He would like those separated and explained to members. **Todd:** Everything that is being proposed is being driven by design and functional needs. There will be items addressed that have to do with structural and ADA requirements. There is a 148 page ADA report of 100 items for Trout Creek of the entire property which extends to the Snow play area and the Driving Range. We have had conversations with the Town of Truckee. At this point we will only have to address ADA requirements to just the building and the direct access to it and not the Snow play or Driving Range.
3. **Courtney Murrell:** Will you know by Friday if this plan will require additional parking spaces? **Todd:** We will not know by Friday. They responded in writing that they will not be able to tell us anything unless we present them with a pre-application and a sit down meeting. He believes we may not have adequate space and it just may need to be restriped to provide the adequate space.