

# TASK FORCE PROJECT UPDATE



## Member Forum, Trout Creek Recreation Center Feasibility Study Update

Northwoods Clubhouse Mezzanine

Tahoe Donner Association

5pm January 6th 2017

At 5pm, **Forrest Huisman**, Director of Capital Projects, welcomed (15) attendees and (1) online chat member, to TDA's latest Member Forum, designed to share details about Trout Creek Recreation Center, and future improvements that are currently being considered. With Tahoe Donner's Board of Directors recently authorized Replacement Reserve Funds for necessary improvements at the pool-side locker rooms, steam room and sauna, staff has received great feedback on how well those spaces look and are now operating. Through careful planning, those upgrades were implemented on a concise schedule, and within the approved budget. Forrest Huisman also explained that they were going to share updates from the special Task Force of the General Plan Committee, which is focused on implementing a Feasibility Study on possible improvements.

This Feasibility Study is designed to identify all areas of the proposed reallocation and expansion project. Once completed this spring, Member comments and this Feasibility Study will provide a comprehensive report for the review and consideration of the General Plan Committee and Board of Directors.

**Brinn Talbot**, Director of Marketing, shared details and guidelines for those participating online via live chat. The presentation was then turned over to **Miguel Sloane**, Director of Operations, whom reviewed the great value that such an expansion would bring, including amenity deficiencies at the following areas;

1. Safety
2. Cardio room space
3. Weight room space
4. Lack of dedicated stretching space
5. Relocate Kids' Club and create a multi-purpose Club Room
6. Additional fitness classroom
7. Additional storage
8. Lobby creation & front desk reconfiguration

**Courtney Murrell** then shared her background and experiences as both an employee and recent board member, and discussed alternative concepts that are less costly than larger expansion alternatives, including operational adjustments and reallocation of existing spaces that would reduce overall construction costs, while still providing added member benefit. **Todd Mather**, Architect then shared details of the ongoing feasibility study, which is currently 30% complete, and provided photos and exhibits of existing and proposed floor plans during his overview of each space (see attached).

The podium was then turned over to Members and one live-chat attendee, with the following questions and answers;

- Bob French; An earlier report by John Stubbs gave an estimate of up to \$1,000,000. Is that consistent with current findings? **ANSWER:** With completion of the Feasibility Study, a Contractor will provide an updated construction cost estimate, which will be combined with other soft costs such as engineering

and permitting, to establish a total project cost, for consideration by the General Plan Committee and Board of Directors.



- Dave Manchuri; Have you studied the traffic flow in and out of the restrooms? **ANSWER:** By closing down each restroom in a phased approach, sufficient access would be maintained during construction.
- Benjamin Lavine; Surprised by the remaining Unisex Bathroom next to expanded stretching room. Is there a reason it is being kept? **ANSWER:** The Feasibility Study will determine if the current plumbing fixture count is high or low for the new proposed building square footage.
- Leilia Jalilian, Via Live Chat; How are you making this building energy efficient and water efficient, and do you have any analysis on how much yearly water your changes will provide? Consider LEED Certification? **ANSWER:** The proposed project scope doesn't propose large water or energy upgrades, other than those necessary during the remodel, including light fixture and insulation upgrades, and as required by Building Code. During the recent pool-side locker room remodel in late 2016, all lighting and plumbing fixtures were upgraded, saving the Association energy costs during years to come. Additionally, the Board recently approved a 5.88Kw solar array system at Trout Creek, and now installed, it saves the Association 25,000 watts of power during every sunny day.

Member Forum finished at 6pm.