

27 April 2017

Tahoe Donner Association  
Attn: Mr. Forrest Huisman, Director of Capital Projects  
11509 Northwoods Boulevard  
Truckee, CA 96161

**RE: PRELIMINARY FEASIBILITY REPORT  
TAHOE DONNER DOWNHILL SKI LODGE ADDITION, TRUCKEE, CALIFORNIA**

Mr. Huisman:

Todd Gordon Mather Architect is pleased to provide this report on the basic feasibility of the enclosing the existing upper level roof located to the north of the current dining area. This report is a general systems analysis and TDA should understand that no mechanical, plumbing, electrical or civil engineers have been consulted. Despite this, our experience with this type of addition/remodel is substantial and our knowledge of such systems is adequate for establishing an initial professional opinion of such the proposed project.

TGMA has reviewed the most recent survey, the CASp Report and has visited the site on two occasions during the creation of this report; once with Doug Gadow, SE of Linchpin Structural Engineering. At one of the site observations, I spoke with some of the staff regarding the typical operations during the ski season.

The addition of approximately 1,200 square feet would require structural modifications to the building beyond normal infill construction. This is described in Linchpin Engineering's report under separate cover. Modifications to mechanical, electrical, and plumbing systems ("MEP") will be required. Circulation and ADA Accessibility compliance with Chapter 11 of the California Building Code will be substantial.

While an addition of this scale will require the typical new MEP in the affected areas, the rest of the building must be made compliant with "ADA Accessibility" requirements as described thoroughly in TDA's CASp Report for the facility in as much as the facility will allow. Those changes are substantial and affect every part and nearly every room within the building.

The facility will very likely need to have an elevator installed. A clear and reasonable location for this is not easily identified in my walk-throughs. This elevator will need to be Accessible and therefore an Accessible path of travel must be created to/from the new elevator's location.

The addition will likely require additional plumbing fixtures (toilets, urinals and sinks). Modifying existing restrooms on either floor will be challenging due to

the limited space and the overall changes that will be required for the Accessibility compliance, namely Accessible paths of travel. All restrooms must be brought into compliance with CBC Chapter 11

Lighting in the new addition must meet the current CA Energy Code. Should the heating system be undersized to be used for the addition, a supplemental system would need to be installed and maintained.

A detailed exit analysis of the building will need to be performed to determine the exiting requirements as related to adding to the upper floor of the existing building. That analysis may reflect the need to modify existing stairways both inside and outside the building.

There may be some parking implications related to an addition to this building. TDA should look into this further with the Town of Truckee. Accessible parking may need to be modified or otherwise included at the facility as is common for commercial/recreational facilities. Having not examined the parking fully, this should be considered.

While operations of the building would remain as-is for most of the building, accessibility-related changes may reduce existing rooms in size and/or in circulation. Having spoken to on-site TDA staff, it seems that the building is functioning at its capacity and any reduction in space, despite a single addition in one area of the facility may not be acceptable.

Of note, there appears to be no ventilation system in the ski tuning area adjacent to the rental department. Though TGMA rarely notes such working conditions, the building code and OSHA does regulate ventilation and air quality. This would likely need to be addressed by a mechanical engineer during the permitting of the new addition.

Having been involved in projects such as TDA is proposing, I believe an addition of this size would create the requirement to disproportionately upgrade many of the building's systems, circulation, finishes and related assemblies. TGMA suggest TDA either substantially increase the scope of the remodel/addition project or to build a new facility. By increasing the size or quantity of additions, TDA would reduce the cost-per-square foot of the proposed small project, thusly distributing "unwanted" but mandatory Code upgrades across a more beneficial project. With a new facility, benefits are substantially more while the upfront cost will be higher.

Sincerely,



Todd Gordon Mather