DECISION PAPER

Date: October 28, 2017

Issue: The Trout Creek Task Force is requesting development funds to include an additional 670 square feet of stretching and workout space to the existing Board approved project scope.

Background: On June 23rd, the Board of Directors approved the creation of construction drawings for an 1,100 SF expansion and reallocation project at Trout Creek Recreation Center, see May 29th Decision Paper attached. Siteline Architects are now working to provide drawings for necessary permitting, and by late November, a General Contractor will provide updated cost estimates for GPC and Board consideration.

For perspective, the GPC Evaluation Team rated an early 4,000 SF expansion option as a Priority 2, versus this current and more cost effective expansion as a Priority 1. Recently, the Trout Creek Task Force has requested additional development funds, receiving consensus from the General Plan Committee on October 2nd to include an additional 670 square feet for stretching and workout space, which responds to the recent recommendation and member support, see attached "Case for 670" from the Trout Creek Task Force. By adding this additional square footage, the Tasks Force and Operations team intend to implement safety and service level improvements for TDA's membership and their guests, see attached options from the Task Force.

This additional 670 SF would require an estimated $25,000 for additional Architecture and Engineering drawings, which are necessary to obtain accurate bids from a General Contractor.

The Task Force is currently reviewing industry standards and equipment clearances, so that a diagram can detail the number and placement of proposed equipment as it relates to circulation and exiting options. The Finance Committee is also currently considering pricing options designed to manage utilization during peak periods.

Options:

1. Approve 670 A/E expense.
2. Approve 670 A/E expense in conjunction with asking the GPC for a project review.
3. Defer approval of 670 A/E, and ask the GPC to begin a project review.
4. Do nothing at this time.

Task Force Recommendation:

The Task Force asks for the Board's approval of option 1, to spend up to $25K from Development Funds to cover necessary consultants for an additional 670 SF addition.

Prepared By: Forrest Huisman
Reviewed By: Michael Salmon
Board Meeting Date: October 28, 2017
General Manager Approval to place on Agenda: _____ Date:_____

Trout Creek Recreation Center: The Case For Obtaining A/E Documents For The 670

Recommendation

The task force believes the 670 square foot extension should be part of any solution to address Trout Creek's needs, and it strongly recommends that the Board approve development funds, estimated at $25,000 by the Director of Capital Projects, for Siteline and Mt. Lincoln to produce A/E documents similar to those in progress for Phases 1 and 2.

Introduction and Brief

In recent months the Trout Creek task force has realized that their original gym-side proposal ("Phase 2"), which would have 1) reallocated existing interior space, and 2) expanded interior space under the building's existing roof line, is too small to meet the Association's current and future needs.

This change occurred for two reasons. First, the task force corrected an earlier misunderstanding that had caused it to grossly underestimate the amount of square footage necessary for floor-based "functional exercise," including stretching and warm-up activities. Second, the task force has been made aware of industry equipment safety clearance standards, ADA standards, and fire code requirements, all of which impose considerable unforeseen demands on square footage. In light of these developments, the task force is now strongly recommending that a gym-side extension of approximately 670 square feet ("the 670") be added to the Phase 2 proposal.

The task force has also learned that the existing Trout Creek facility is out of compliance with these standards and codes in a variety of ways. It further understands that there is no way to achieve compliance with these standards and codes in the existing facility without 1) radically reducing equipment (possibly by up to 50% in both the cardio and weight rooms), and 2) without imposing and enforcing onerous restrictions on member activity in the hallway and Kids Club vestibule.

As such, the task force now understands the choice in these terms:

1. Phase 2 Proposal:
- Create an exercise space of approximately 4350 square feet.
- Create an appropriately sized functional exercise area.
- Gain the space needed to *maintain* existing equipment quantities in compliance with applicable standards and codes.

2. Phase 2 Proposal, Plus The 670:
- Create an exercise space of approximately 5020 square feet.
- Create an appropriately sized functional exercise area.
- Gain the space needed to *modestly expand* existing equipment quantities in compliance with applicable standards and codes.

3. Neither (Do Nothing):
- Maintain the existing exercise space of approximately 2250 square feet.
- Reduce equipment quantities by up to 50% to comply with applicable standards and codes.
- Severely restrict the use of non-exercise designated spaces for exercise purposes.

*The task force strongly recommends the **second** option: the Phase 2 proposal, plus the 670.*

None of the options above can be expected to provide for the Association's long term recreation center needs and desires. As such, the Board could also choose to ask the General Plan Committee (GPC) to commence a full review to assess the Association's options for meeting those long term needs and desires. This is, in effect, a fourth option, which itself can be divided in three ways:

1. Start over: Abandon the Phase 1 and Phase 2 proposal, and commence a ground-up comprehensive review of all options, including the possibility of building an entirely new recreation center elsewhere in Tahoe Donner. (This would require implementing Option 3 above in the interim, which would last many years.)

2. Expand the current proposal: Develop a comprehensive proposal for future expansion of Trout Creek in conjunction with the recommended Phase 1, 2, and 670 proposal. (This option would expedite remedy for Trout Creek's deficiencies by moving the existing plan forward without delay.)

3. No review: This would mean accepting one of the three options above.

*If a review is necessary or desired, the task force strongly recommends the **second** option: use the Phase 1, 2, and 670 proposal as the core of a long term plan.*

The reasons for these task force recommendations are detailed in this paper.

Historical Background

Following a special assessment, the Trout Creek Recreation Center was expanded for the first time in 2005 by 7,965 square feet. According to Annie Rosenfeld, the amenity manager at the time, the design had been dictated almost entirely by an ever-dwindling budget, with limited consideration of member needs or usage, and no consideration of the suitability of the design for the future. As she recalled, the expanded facility, while an improvement over the original facility, immediately fell short for addressing member needs.

To answer member demand, both the cardio and weight rooms were immediately filled beyond comfortable capacity with equipment, suggesting they were undersized. No space had been allotted for stretching and other floor exercises. Space had, however, been apportioned to Snow Play at the east end of the facility for a point of sale operation and a restroom. This space was

closed to members by a set of double doors. However, the point of sale operation was never installed, and the space was instead initially used for day camp operations.

Before 2005, Tahoe Donner offered two classes per day, both of which were held at the Northwoods Clubhouse. After 2005, the number of classes doubled, and have continued to increase ever since. (Today, Trout Creek hosts up to nine classes per day.) After the expansion, facility usage jumped from 90,000 per year to over 140,000 per year. (Today, according to Mike Salmon, usage stands at approximately 155,000 per year.) With the increased overall usage, members expressed a need for on-site childcare. To address this need, the Snow Play point of sale office was converted into the Kids Club childcare space. With this room now accessible, members were now permitted to use the space for stretching when it was not in use for childcare.

Members almost immediately began lodging complaints about crowding, a lack of floor space for stretching, and a general lack of equipment. By 2008, Lisa Hussar, the new Trout Creek manager, had compiled a list of member "pain points" and other operational deficiencies. In 2009 the General Plan Committee (GPC) appointed a sub-group to develop a capital projects proposal to address these problems by expanding the facility. The 2009 proposal would have added approximately 4000 square feet to the facility, and was anticipated to cost more than $4 million. (See addenda.) When that concept proved both costly and impractical, the GPC gave the project priority 2 classification, meaning it should be reconsidered in 5 years. The plan was eventually shelved in 2015.

As Trout Creek's deficiencies were still without remedy, the GPC convened a second task force in July 2016.[1] Taking a new approach, this task force concentrated on 1) reallocating space already within the facility for more efficient member use, and 2) expanding the facility's interior space under the existing roof line. A feasibility study was conducted over the winter of 2017, and the findings appeared promising.[2]

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1. The task force initially consisted of 6 members; John Stubbs (moderator), Michael Bledsoe, Courtney Murrell, Mercedes Ferguson (amenity manager), Kyle Winther (assistant manager) and Forrest Huisman (Director of Capital Projects). In early 2017, Benjamin Levine joined the task force as a seventh member.

2. The Board of Directors approved funding for an architect to develop a Feasibility Study which was completed in March 2017. The Study included two options, Option A, a floor plan consisting of Phase 1 (West Wing) and Phase 2 (East Wing) remodels with no added exterior space, and Option B, which included a 670 square foot exterior space to be added to the northeast face of the building. The task force elected to propose Option A and, in June 2017, the Board of Directors approved funding and asked for bids for architect/building construction companies to prepare the necessary architect and engineer drawings (A/E) to enable projection of construction cost estimates sufficient to allow competitive contractor bids to be obtained. Siteline Architecture and Mt. Lincoln construction were selected. It is expected that the A/E documents, including permitting requirements, for phase 1 and phase 2 will be completed in late October this year.

"Stretching" versus "Functional Exercise" make the 670 square foot extension a recommended option.

Compared to the safety and regulatory matters addressed in the next section, this topic may seem of minor importance. It is, however, part of the story for why the task force now deems the 670 square foot extension a necessity.

As noted above, for the 2005 renovation little thought was given to member usage or needs. One consequence was that no open floor space had been provided for stretching. Initially, it was suggested that members use the existing poolside classroom for this purpose, but this proved unpopular because it was distant from the new fitness facilities. Further, as class offerings multiplied, the classroom was less and less available, particularly at peak usage hours. Eventually, the Kids Club space was opened to members when not otherwise in use, which did provide a more palatable, but still only partial solution. Because the space was used for childcare, it cannot be appointed properly with equipment for stretching and floor exercise. Further, because the space doubles as a childcare location, and because childcare is especially needed at peak usage times, that room is unavailable for exercise at precisely those times when open floor space is most in demand. The 2009 proposal would have provided space for stretching within a partitioned area of approximately 550 square feet.

For stretching, the Phase 1 and 2 proposal advanced by the 2017 feasibility study allotted only a small nook of approximately 120 square feet with a low ceiling (currently an outdoor walkway) adjacent to an area that had been designated for free weights. As a letter to the Board accurately surmised, the task force had taken "the term 'stretching' literally," and had operated under the belief that members wanted and needed only a small space adequate for a handful of yoga mats.

In February, a new task force member raised serious concerns about the size and location of this stretching area. He immediately suggested that the task force relocate the stretching area away from free weights, and enlarge it to accommodate the wide variety of floor exercises already being done daily at Trout Creek, but in spaces that are inadequate and even hazardous. This was the first suggestion the task force received indicating that the small nook purely for stretching would not satisfy member needs.

Discussion about this topic continued throughout the spring. Observation of member usage, and conversations with members and staff, soon made clear that the stretching nook was wholly inadequate. The task force had misunderstood members needs, and allocated only a fraction of the open space that was necessary for floor based exercise.

Members needed space to use exercise balls and Bosu balls for stability work; TRX suspension straps, medicine balls, and resistance bands for strength training; plyometric boxes and speed ladders for agility training; and to use jump ropes and other implements for cardiovascular conditioning. "Functional exercise" is the fitness industry's term for this wide range of mostly floor-based exercise, and this is the term the task force has adopted. To accommodate the true range of functional exercises that members were already doing at Trout Creek, we will need at

least 500 square feet of open space, and that space will need to be situated in a location with ceiling heights of at least 10, if not 12, feet.

While there were areas within the existing plan where a functional exercise area could be located, providing functional exercisers with the space they need would mean cannibalizing at least 400 square feet that had originally been intended for additional cardiovascular and strength training equipment. The need to provide open space for floor exercise and stretching had been utterly neglected in the 2005 expansion, and when the task force realized their own proposal was neglecting that need once again, they resolved to correct this misunderstanding and oversight. Sacrificing cardio and strength training expansion square footage to create an adequate functional exercise area was a compromise that the task force was willing to make, particularly because amenity managers estimated that the functional exercise area would be used regularly by up to 60 people per day.

Originally, the task force believed that Phases 1 and 2 would provide members with substantial equipment increases for both cardiovascular and strength training. Cannibalizing strength and cardio training square footage for functional exercise would mean, however, that equipment increases would be significantly more modest. To restore the intended, and now member expected, service increases, the task force discussed offering a 670 square foot extension (similar to the one featured in Option B of the Mather Feasibility Study) to the Board as an option. The member feedback that the task force received, both individually, and at a member forum, was notably open and positive toward the idea.[3] In August, the task force decided to present the 670 as an option to the Board.

Safety and Regulatory Factors: The Current Facility

The discovery of additional information since August has transformed the 670 square foot extension from an option into a necessity. This information has also made clear that the status quo cannot be maintained at Trout Creek because of a lack of compliance with ADA standards, fire safety codes, and recommended and mandatory fitness industry safety standards.

The task force originally operated under the assumption that equipment spacing in the existing cardio and weight rooms was generally in compliance with industry standards regarding safety clearances. The task force was aware that the equipment in both rooms was close, it knew

3. Member feedback has continued, and increased greatly, since that time. Counting letters sent to both the GPC and the Board, the task force has received a total of 72 member letters on this project (12 were received before the July member forum, and 60 after). Of those 72 letters, 6 were opposed, 2 were undecided, 3 were ambiguous, and 61 were in favor. Two member petitions have also been circulating. At last reported count, the anti petition had 68 names, and the pro petition had 222 names. Because this paper marks the first opportunity that the task force has had to communicate publicly about these latest revelations and their substantial implications for the current Trout Creek facility and this proposal, no letter writers or petitioners were aware of this information when they submitted their comments. (The addenda contains a draft document enumerating and responding to opposition concerns.)

members had complained about equipment congestion, and it expected that equipment would be spaced more comfortably after a renovation. However, the task force had not been presented with the industry standards for equipment clearances, and did not therefore have a full understanding of the degree of non-compliance. One task force member began researching those standards in late August, and by mid-September the task force knew that the facility was in gross violation of these standards in both the cardio and weight rooms. A synopsis of these industry standards is provided in an addendum to this document.

In early October, Annie Rosenfeld, now serving as Tahoe Donner's Director of Facilities and Risk Management informed the task force that the facility was also out of compliance with fire code standards. Indeed, the fire marshal had commented verbally to the facility manager about the shortcomings he saw in the facility. These included the use of the hallway and Kids Club vestibule, both part of an emergency exit route, as an exercise space. It is particularly problematic for members to bring equipment into these areas as that equipment would impede the exit route during an emergency situation, but into these areas members regularly bring equipment, including jump boxes, large exercise balls, medicine balls, dumbbells, weight plates, foam rollers, and even loaded barbells. The task force has also learned that the facility is outside compliance with fire codes in other ways. For instance, to achieve a service level that members demanded and now expect, so much equipment has been crammed into the weight and cardio rooms that some equipment blocked emergency exits.[4]

The task force has also been made of aware of pertinent ADA standards by both Annie Rosenfeld and Forrest Huisman, Tahoe Donner's Director of Capital Projects. The existing weight and cardio rooms cannot be brought into ADA compliance for corridor width without reducing equipment quantities. To comply with both the ADA standards, fire code requirements, and the litigation backed industry safety standards for treadmill rear clearances, we would need to reduce the cardio room equipment by as much as 50%. In the weight room, compliance would require the removal of a similar quantity of equipment.

There is no way to achieve compliance with these standards or codes in the current facility without 1) radically reducing equipment in the facility, and 2) without imposing and enforcing onerous restrictions to break members of their 12 year old habit of exercising in the hallway and Kids Club vestibule. We have turned a blind eye to Trout Creek's safety problems and regulatory non-compliance to provide members with service levels that they expect and enjoy. The task force understands that the status quo is unsafe and unsustainable. Having now brought these standards and deficiencies to light, the task force also expects severe negative consequences for failing to expand the facility.

Safety and Regulatory Concerns: The Phase 2 Proposal

This new information has also reshaped the task force's understanding of its own proposal. Correcting our earlier misunderstanding, the task force had already reappropriated several

4. The task force has been told that Annie Rosenfeld has already directed management to remove this equipment.

hundred square feet originally intended to expand cardio and strength training space in order to create a correctly sized stretching and functional exercise space. Now we were confronted with the reality that adequate safety clearances, ADA standards, and fire code requirements would also impose considerable unforeseen demands on square footage. Today, we understand that the Phase 2 proposal would, at most, provide space sufficient only to help to bring the current equipment quantities and service levels into fuller alignment with safety and regulatory standards.

According to our best estimates, Phase 2 will permit us to safely maintain the current service levels, to create an adequate functional exercise area, but it will not provide for any expansion of service level via equipment additions. The quantity of cardio equipment would be unchanged. Nearly all our strength training equipment is overdue for replacement, which would give us the ability to bring our equipment into better alignment with current usage and interests, but the overall quantity of strength training equipment would also be unchanged. If the current quantity of equipment is inadequate even for our present needs, then the Phase 2 proposal in itself would also be inadequate for our present needs. Finally, if we assume even modest growth as Tahoe Donner approaches build out, or if we expect interest in physical fitness to continue to increase, then the Phase 2 proposal will in itself certainly be inadequate to meet our future needs. (On this note, simply by creating a larger, more comfortable and useful exercise space, we should expect increased usage of the Trout Creek facility following the implementation of any renovation and expansion option. However, the size of this predictable increase is difficult to estimate.)

The fundamental premise of the Phase 1 and 2 proposal was the idea that we could provide for our needs by reallocating space under the facility's existing roof line. This premise has now been proven false. If we wish both to maintain current service levels safely, and to provide for the Association's needs in the future, then Trout Creek Recreation Center will require expansion beyond its current roof line.

Our Predicament

When this new information came fully to light, the task force discussed whether to proceed with the Phase 1 and 2 proposal, or whether it was appropriate to initiate an overall review and reconsideration.[5] We decided to move forward with the existing proposal, and to recommend the 670 as an essential addition, for two reasons.

First, the task force no longer believes it has the luxury of time. For years we have obscured the genuine inadequacy of the Trout Creek facility by packing it with equipment above safe capacity, and by permitting members to use the hallway and other unsuitable spaces as exercise areas. If Trout Creek must now be brought into better alignment with safety and regulatory standards, the necessary imposition of severe restrictions on activity, and the reduction of overall equipment levels will cause considerable pain and inconvenience to members. The task force

5. This new information may also have ramifications for the Phase 1 proposal, but those ramifications are entirely unconfirmed, and outside the scope of this paper.

feels an urgent responsibility to expedite relief and remedy by recommending a plan to renovate and expand Trout Creek.

Second, the task force believes that the Phase 2 proposal with the 670 square foot extension included remains the correct plan. Reallocating interior space to create an open floor should be the first part of any solution for addressing Trout Creek's gym-side needs. The 670 is an appropriate addition, both because it would extend the open floor plan, and because it would help to remedy Phase 2's major deficiency, which is the fact that it has been revealed as too small. As such, the task force now views the 670 square foot extension as a necessity. Though the 670 would not in itself be sufficient to prepare the facility for the long term, it should be an integral part of any larger, future expansion plan. If the intention is to prepare Trout Creek to serve the community's needs over the next 10 to 20 years, then the 670 will clearly not be Trout Creek's final expansion.

Options and Recommendations

Again and again, the task force has been asked by members (and also by members of the Board of Directors) if this proposal is too small. On the basis of this new information, we know today that the original proposal was too small. We also know that the 670, while a necessary addition to the proposal, cannot be expected to provide the space needed for the Association's needs over the long term. Given that reality, one may justifiably ask if Trout Creek can ever be made viable for the long term. If the answer to that question is negative, then it would be a reason to explore other options, including the building of a second recreation center elsewhere in Tahoe Donner. The task force has researched this question, and we are convinced that Trout Creek can be expanded sufficiently to serve Tahoe Donner's long term needs and desires.

The Trout Creek parking lot had been seen as a considerable constraint on expanding Trout Creek beyond the proposed 670 square foot extension. However, the parking lot constraint may not be as insurmountable as previously assumed. There is an opportunity to develop a Nature Trail parking lot at the tip of the driving range, which could serve the needs for this facility to provide additional parking with future expansions. Further, such a trail head parking lot would help solve the Northwoods Boulevard Nature Trail crossing problem near the Clubhouse, and add additional parking capacity to alleviate parking lot crowding caused by Snow Play and Tahoe Donner's Truckee Thursday shuttle service.[6]

As indicated on the 2013 survey map included in the addendum, there are several attractive future expansion sites within the Trout Creek property.[7] The gym-side sites could be used to extend the fitness facilities, and the pool-side locations would be ideal for offices, storage, massage services, and a large classroom. Combined, these locations could provide up to 8,300 square feet of additional space in the future.[8]

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6. The 670 can be added to the Phase II proposal without expanding the Trout Creek parking lot.
7. Until the Mather study, the 670 site had never been considered as an expansion site option.
8. The 670 maximizes our expansion potential in that corner of the property, while preserving this full expansion potential elsewhere on the property.

Further, the creation of an entirely new amenity would require an affirmative vote of the membership, and a project of that scale would likely also require a special assessment. A new amenity would also require a substantial increase in staff. Our Director of Capital projects estimates that, in the best case scenario, the entire process would take a minimum of five years to plan, obtain member approval, permit, and build. In the long interim, the problems at Trout Creek would remain without remedy. The task force believes the membership will deem this unacceptable. In this context, we would also note that in the GPC's 2015 membership survey, Tahoe Donner members vastly preferred "improving the amenities we already have" to building new amenities.[9]

For all these reasons, the task force believes it is neither necessary nor wise to abandon the Trout Creek site in favor of developing a new, larger fitness facility elsewhere in Tahoe Donner.

While we believe the Phase 2 proposal with the addition of the 670 square foot extension is the correct course of action at this time, and should be pursued without undue delay, if the Board of Directors wishes to ask the General Plan Committee (GPC) to commence a full review of the Trout Creek proposal with a renewed eye to the future, the task force is prepared to undertake that effort. However, given the immediate need to bring the facility into better compliance with safety, industry, and regulatory standards, and given that this compliance will reduce service levels and inflict hardship upon the membership, we do not believe remedy should be delayed for an indefinite long-term review. The Phase 2 proposal with the 670 included will likely not in itself prove a long term solution, but the task force believes it is a necessary bridge toward a long-term solution. As such, any comprehensive proposal should be developed in conjunction with the full current proposal (Phases 1 and 2, plus the 670).

In a perfect world we would have had the prescience to implement the Phase 2 design in 2005. Had we done that, today we would be talking about adding the 670 as a component of a larger scale plan to make Trout Creek ready for the next 20 years. Instead, we are fixing 12 year old mistakes so that we might catch up with our present needs. We cannot change what has been done. We can, however, take affirmative steps to make things better. Combined with the 670, the Phase 2 proposal would correct a great many mistakes, and make the facility better.

The task force believes the 670 square foot extension should be part of any solution to address Trout Creek's needs, and it strongly recommends that the Board approve development funds, estimated at $25,000 by the Director of Capital Projects, for Siteline and Mt. Lincoln to produce A/E documents similar to those in progress for Phases 1 and 2.

9. Asked to agree (strongly or somewhat), only 15% agreed that Tahoe Donner should "build more new amenities," while 62% agreed that Tahoe Donner should "focus more on improving the amenities we already have."

Addenda

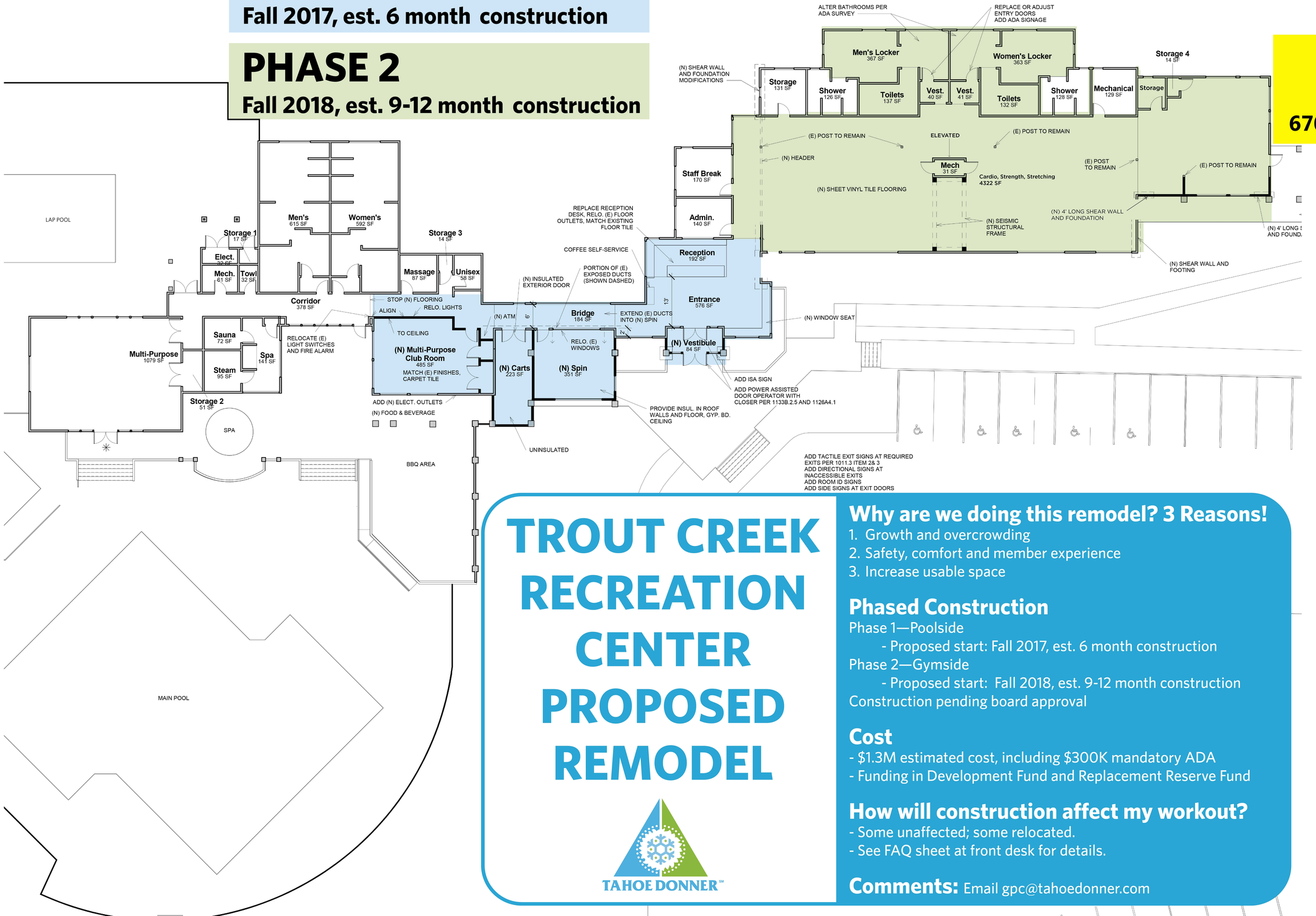
1. 2009 Plan
2. 2013 survey showing expansion sites
3. Fitness industry safety standards overview
4. Objections and Replies (Draft)
5. Member letters: pro, con, ambiguous

PHASE 1

Fall 2017, est. 6 month construction

PHASE 2

Fall 2018, est. 9-12 month construction



TROUT CREEK RECREATION CENTER PROPOSED REMODEL

TAHOE DONNER℠

Why are we doing this remodel? 3 Reasons!

1. Growth and overcrowding
2. Safety, comfort and member experience
3. Increase usable space

Phased Construction

Phase 1—Poolside

- Proposed start: Fall 2017, est. 6 month construction

Phase 2—Gymside

- Proposed start: Fall 2018, est. 9-12 month construction

Construction pending board approval

Cost

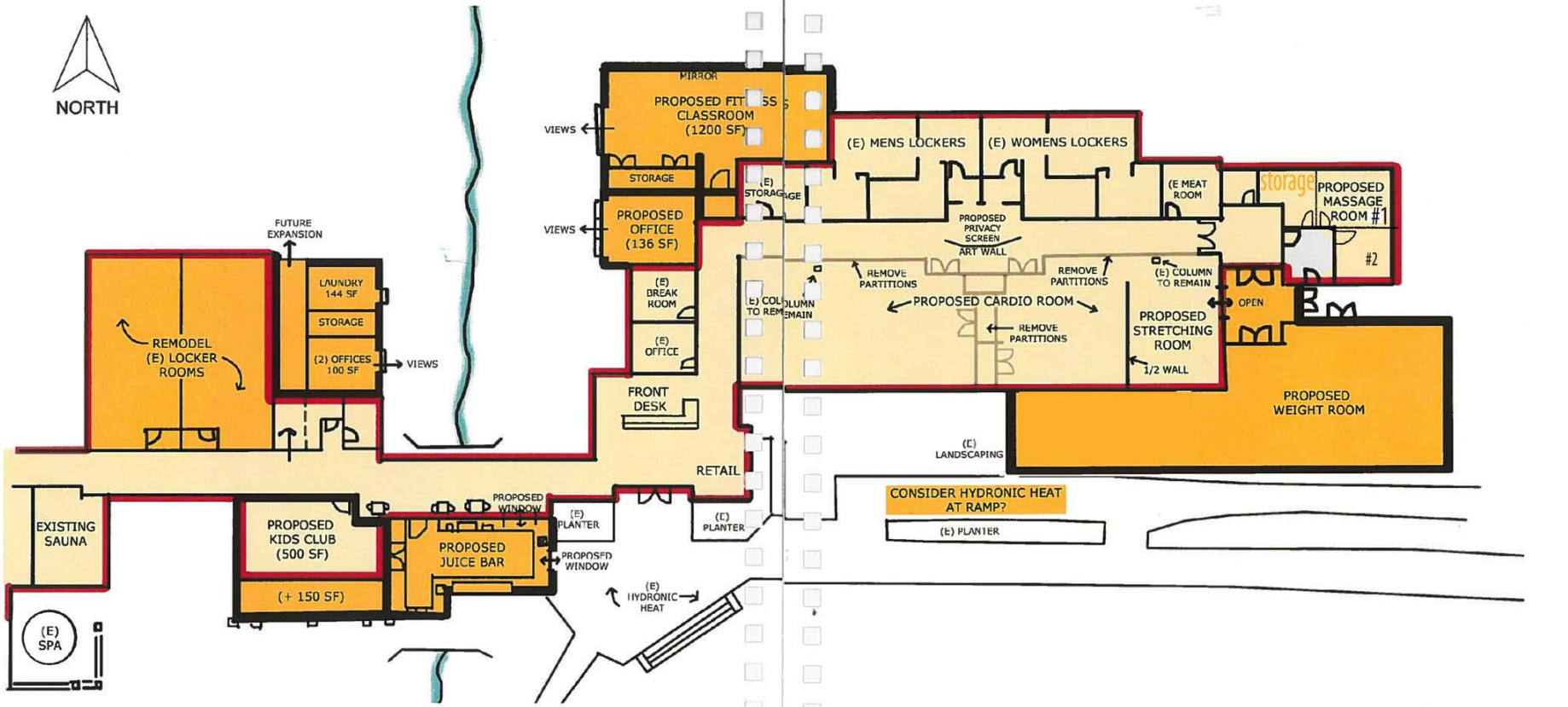
- $1.3M estimated cost, including $300K mandatory ADA
- Funding in Development Fund and Replacement Reserve Fund

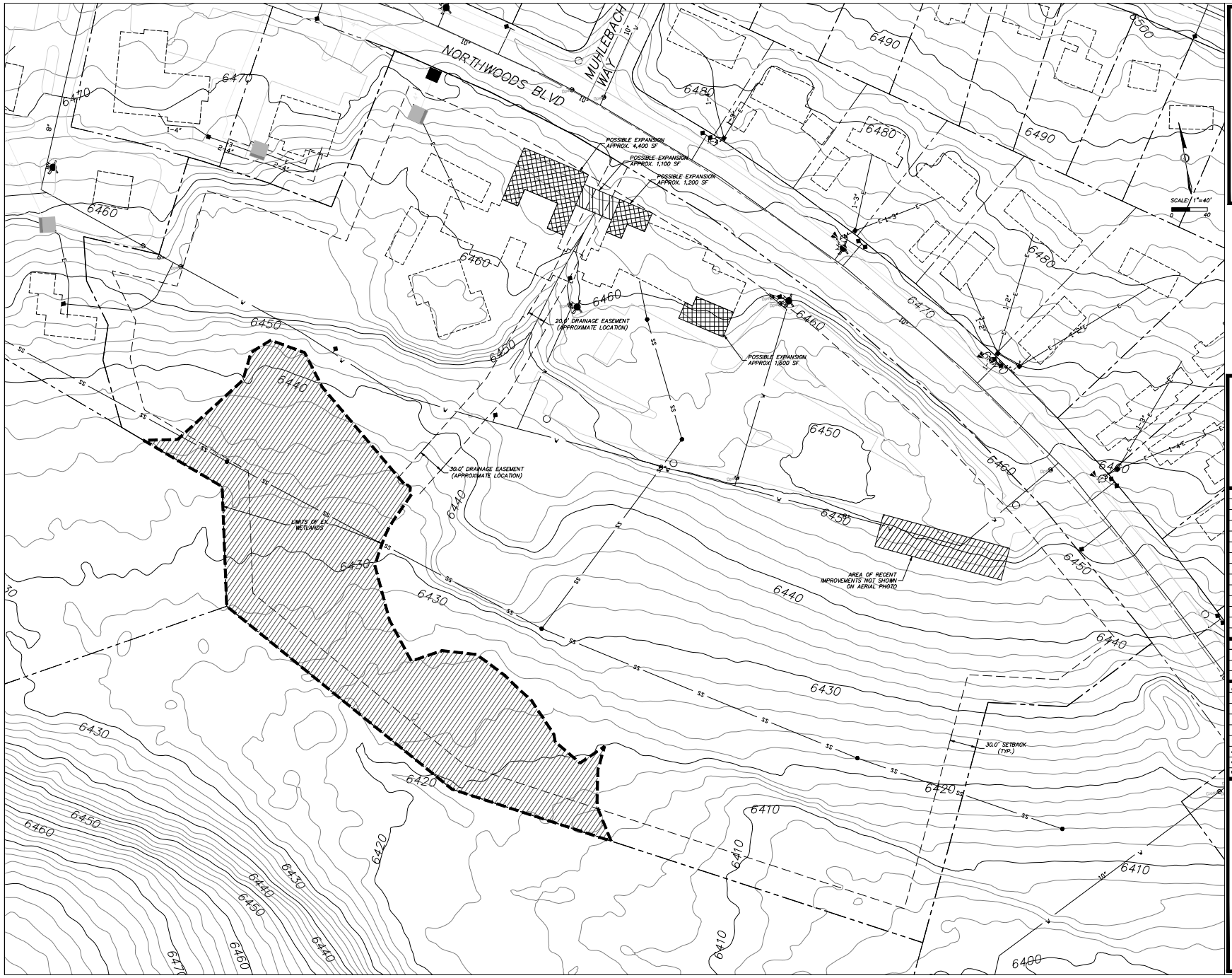
How will construction affect my workout?

- Some unaffected; some relocated.
- See FAQ sheet at front desk for details.

Comments: Email gpc@tahoedonner.com

TAHOE DONNER TROUT CREEK REMODEL





TAHOE DONNER ASSOCIATION TROUT CREEK REC CENTER

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TRUCKEE, CA 96161
NEVADA COUNTY, CA

APN 44-660-01-000

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Issues and Revisions

No.	Date	Issue & Revision	By	Check

Designed By	JB
Drafted By	CMS
Checked By	JB

Client Information	TAHOE DONNER ASSOCIATION 11509 NORTHWOODS BLVD. TRUCKEE, CA 96161 (530) 587-9400
Project Number	

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Description

SITE EXHIBIT

Scale	1"=40'
File	PUD_GIS_export GDE Copy.dwg
Plot Date	MAY 29, 2013

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1 OF 1 SHEETS

PRELIMINARY

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Overview of Fitness Industry Safety Standards

With one exception, safety clearances for gym equipment are governed by voluntary industry standards established by ASTM International and the National Strength and Conditioning Association (NSCA). The NSCA's recommendations are detailed in Chapter 23 of their Essentials of Strength Training and Conditioning publication. Equipment manufacturers sometimes also provide specific safety clearance recommendations beyond these standards. That one exception has been established by litigation, and pertains to treadmills. (Data collected by the Consumer Products Safety Commission suggests that treadmills cause more injuries than any other type of exercise equipment.)

For treadmills, industry standards now recommend a minimum of 0.5 meters (19.7 inches) between treadmills, and a minimum of 2 meters (6.5 feet) behind them. At Trout Creek, side clearances for the treadmills are close to these standards, but rear clearances are short. For cardio equipment other than treadmills, ASTM International recommends a minimum clearance of 0.5 meters (19.7 inches) on at least one side, and a minimum clearance of 0.5 meters (19.7 inches) behind or in front of the machine. For most machines in the cardio room other than treadmills, side clearances are below this minimum. Further, these side clearances are intended to provide safe ingress and egress from the machines themselves. They are not intended to double as walkways. At Trout Creek, however, with the middle row of equipment, these narrow side clearances double as walkways. According to the NSCA, walkways should be a minimum of 3 feet wide. (Note: ADA standards in California will mandate 4 foot walkways.)

For circuit training equipment like the stack loaded machines we have in the weight room, the NSCA standards recommend a minimum of 24 inches between machines. They also recommend 3 foot clearances beside barbell ends, and around barbell racks. For dumbbells they recommend 3 foot clearances as well. Finally, plate storage racks, and plate loaded equipment should also have 3 foot clearances. There is no equipment in the weight room that comes remotely close to meeting these standards.

The NSCA recommends only three types of flooring for fitness facilities: rubber flooring, anti-fungal carpet, and artificial turf. They do not recommend hard stone flooring of the type we have in the gym-side hallway. However, that hallway is used regularly and frequently for all manner of functional exercise, including stretching, calisthenics, and even dynamic and agility work with jump boxes and other implements.

The Trout Creek Renovation & Expansion: Objections & Replies

NOTE OF EXPLANATION: *An early and incomplete version of this document was circulated to task force members. This current draft remains incomplete, although some parts have been updated to reflect new developments. For questions covered in the white paper titled "The Case For Obtaining A/E Documents For The 670," replies have been removed, and readers are directed to that document because it currently offers more complete and up to date information. For lack of time, this updated draft has not been fully vetted by the task force. The task force had originally planned to complete, and then distribute this document to members, but those plans were put on hold by those same developments.*

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Although the vast majority of members the Trout Creek Task Force have heard from are positive about the renovation and expansion plan we have put forward, a small but vocal minority of members have raised objections. In this document the task force enumerates those objections and offers response.

Proposal Too Expensive

Objection: Some members believe that the proposal is too expensive. The renovation and expansion would cost somewhere between $1.3 and possibly up to around $1.8 million, depending mostly on whether the optional 670 extension is included.

Reply: Compared to the original 2009 plan, which added approximately 4,000 square feet and had costs estimated to run over $4 million, the new plan (with the 670 square foot addition included) achieves similar utility for less than half the price. Funding for this project is available in the Replacement Reserve and Development Funds. No special assessment is needed for this project, and there will be no increase in the regular assessment triggered by this project. Further, with this proposal no additional staffing would be needed.

Need For Alternatives: Improve Trout Creek

Objection: Some members believe that the task force has failed to consider alternatives for improving Trout Creek.

Reply: The task force considered other alternatives for Trout Creek while developing their now recommended plan. Even the 2009 plan was reconsidered at various points. The task force has also contemplated the construction of a new recreation center elsewhere in Tahoe Donner. The 2017 feasibility study put forward two different plans, and the proposal we are recommending today is actually a combination of elements from both of those plans. If members have suggestions about alternatives that would provide similar long term functionality at a similar price point, the task force will happily listen.

Need For Alternatives: Build A New Recreation Center

Objection: Believing both that the proposal is too small, and that it would be too difficult and costly to expand Trout Creek further, some have concluded that it would be wiser to build a new facility elsewhere in Tahoe Donner, rather than continue to renovate and expand Trout Creek.

Reply: [Please refer to *The Case For Obtaining A/E Documents For The 670*.]

Renovation & Expansion Unnecessary: Too Many Guests

Objection: Some members believe that if we restrict access to members only (at least at peak holiday and weekend times), then expansion might be unnecessary.

Reply: [NOTE: The task force has requested, and is now awaiting, detailed data on this topic from Association management. More importantly, however, though overcrowding at times may be a factor recommending this proposal, crowding is not as decisive a factor for this task force as many assume. Compliance with safety and regulatory standards, for instance, is far more decisive in our minds than overcrowding. The numerous safety concerns in this facility, due mostly to equipment congestion and a lack of suitable open space for floor exercises, exist no matter how many people are in the facility.]

Insufficient Data

Objection: Some members do not believe the task force has been provided with sufficient data on which to base a recommendation.

Reply: When making decisions of this type, one rarely has 100% of the information that might be desired. The question is not, however, whether we have all the information we might want, but whether we have all the information we need. We believe we do.

Is there data that we might obtain that would cause us to reevaluate or abandon this plan? Possibly. If, for instance, we had data to suggest that the baseline, off-peak usage patterns would grow substantially in the next 5 to 10 years, then we might need to evaluate the adequacy of this proposal.

However, that reevaluation would not necessarily lead to a different proposal than the one we are recommending now. If the question is how to squeeze as much usable space as possible out of this facility with only a modest expansion, the recommended plan, including the optional 670 square foot addition, achieves that goal. And for the task force, that has been the question. If this proposal is deemed insufficient to meet future needs, there are opportunities for further expansion at the Trout Creek site

It was the task force's duty to take the information we have, and devise a plan to renovate and expand Trout Creek to improve the facility's safety, comfort, efficiency, and member experience. We have done that.

We also know that some data, particularly data related to safety, compels the task force to propose a remedy. Bearing this in mind, and cognizant also that we have known since at least 2009 that the facility is inadequate for our usage and needs and should be expanded, we cannot recommend the alternative of deferring the good for a theoretical perfect.

Open Floor Plan Too Open

Objection: Some members are vehemently opposed to the open floor plan, because they prefer the acoustic and visual separation of walled workout areas. A handful of members believe the cardio and weight facilities should be separated to better segregate men from women. One or two have suggested that we should provide gym space exclusively for women.

Reply: While open floor plan gyms are more and more common, this open floor plan proposal would be a significant change for this facility. The task force understands that a segment of members find the prospects of a much enlarged, open gym intimidating or otherwise objectionable. While that is unfortunate, most members we hear from are neutral or favorable toward the open floor plan.

Further, the task force believes the open floor plan is essential because it provides the long term flexibility we need to adapt the facility to changing fitness interests and needs as they arise.

The task force also believes concerns about separating cardio and weight areas for the sake of segregating men and women are antiquated, patronizing, and illegitimate. Further, sex segregated workout spaces would perpetuate gendered fitness stereotypes that are rightfully being broken down every day at Trout Creek.

In so far as this concern is about noise, we stated the following in the FAQ: "Without walls to contain the whir of the treadmills or the clang of the weights, the ambient noise in the gym will almost certainly increase. We will, however, take steps to mitigate that noise. First, we will work with our architect to incorporate sound dampening materials wherever possible. Second, while we do not yet know the precise arrangement of equipment or exercise zones, we expect to concentrate the noisier strength training equipment at the furthest end of the facility. Third, while there is little we can do to reduce the clank of the weight stacks on strength machines and pulley systems, we will select barbell racks designed to reduce metal on metal contact, and outfit the free weight area with bumper-plates, and lifting platforms. By taking these steps we aim to create an inviting, energetic, and inspiring atmosphere that encourages all members to be their physical best."

Uncertainty About Equipment Additions

Objection: Some members object that the task force has been reticent about new equipment quantities, leading some to believe that the renovation and expansion proposal will provide for only minimal equipment additions, and is therefore not worthwhile.

Reply: [Please refer to *The Case For Obtaining A/E Documents For The 670*.]

Construction Process Too Disruptive

Objection: Some members are concerned that there will be substantial inconvenience during the second phase of construction.

Reply: While the phased construction schedule means that gym facilities and classes will be available throughout the construction process, those facilities and classes will be more limited.

Our current cardio and weight rooms measure 1123 square feet and 1129 square feet respectively, for a total of 2252 square feet. During the second phase of construction, equipment from those rooms would be relocated to the existing classroom, the new multipurpose room, and possibly also the new Spin classroom. If we use all three rooms, we will have approximately 1915 square feet available. That is about 85% of our current weight and cardio training space. If during the second phase we do not use the new Spin room to house equipment, and instead put it to its long-term intended use, Spin classes, we would have a total of 1564 square feet available. That is approximately 70% of our existing weight and cardio training space.

Of course, during the second phase, we would also need to find space within those rooms for a quite modest stretching area of perhaps 100 to 120 square feet. (If second phase construction takes place in warm months, we may also be able to utilize the veranda outside the existing classroom for a stretching area. Before the 2005 expansion that veranda was a much used stretching and warm-up location.) Subtracting the space for a modest stretching area, we will have square footage totaling somewhere between 65% and 80% of the square footage currently allotted to weight and cardio training.

During the second construction phase we would not be able to offer the same quantity of cardio equipment that we can offer now, and while for strength trainers the more generalized and versatile equipment would be available, the most highly specialized machines and equipment would likely not be available. Further, all classes, with the possible exception of Spin, would move to alternative locations around Tahoe Donner, just as they were before the 2005 expansion.

What we can say for certain is that during construction crowding and equipment congestion would get worse before they get better, and classes will be displaced to locations that are less convenient and less attractive. Childcare services may also be limited or unavailable during the second phase of construction.

Safety Concerns Exaggerated

Objection: Some members believe concerns about safety in the current facility are exaggerated.

Reply: [Please refer to *The Case For Obtaining A/E Documents For The 670*, and its *Overview of Fitness Industry Safety Clearance Standards* addendum.]

Stretching & Functional Exercise Space Not Needed

Objection: Some members believe that the hallway and the Kids Club room are adequate for the stretching and functional exercise needs of the members.

Reply: [Please refer to *The Case For Obtaining A/E Documents For The 670*.]

Childcare Not Needed

Objection: Some members believe that in-facility childcare is unnecessary, and that no accommodations for Kids Club should be part of this proposal.

Reply: Without childcare, we would exclude a section of members from the full enjoyment and use of their amenity for their fitness and wellness needs. The task force would also like to note that Tahoe Donner is not a retirement community. This is a family friendly HOA, and childcare is part of what makes this HOA family friendly. Between 2015 and 2016, on average Tahoe Donner members purchased more than 2500 hours of childcare each year. There is no doubt that many Tahoe Donner members consider this an essential service. There is doubt, however, that childcare requires an exclusive and dedicated space within Trout Creek. As such, the task force has made explicit that the multipurpose room should be designed and furnished for a variety of uses beyond childcare, including club and other meetings, wellness seminars, and other private member functions.

DECISION PAPER

Date: May 29, 2017

Issue: Architectural and Engineering drawings are necessary for General Contractor bidding and building permit approvals, for the proposed 1,100 SF expansion at Trout Creek Recreation Center.

Background: In addition to the 2016 code upgrades at pool-side locker rooms, steam room, and sauna, a 2017 feasibility study showed that valuable operational improvements can be made by the removal of select interior walls, reallocation of existing interior spaces, and the enclosure of select exterior covered walkways. Future parking lot improvements, and a long-term relocation of the snowplay operations is also under review.

For the proposed expansion and code upgrades within Trout Creek Recreation Center, Staff has worked with the General Plan Committee and Task Force to produce an agreeable project scope, followed by a successful Feasibility Study, leading to the RFP process where three consultants have provided fee proposals to implement the approved project scope, and to complete architectural and engineering drawings for GC bidding purposes, and eventual Agency permitting and forthcoming Construction, see attached Information Paper and supporting documents.

For 2017, a $50K Development Fund budget was identified and approved by the Board of Directors during the 2016 Budget Process. These funds were designed to maintain momentum on the proposed expansion plans and reallocation of interior spaces, but with consensus that remaining soft and hard costs would be funded by allocated Replacement Reserve Funds. Although preliminary GC estimates of $1.4MM include ADA upgrades within the Facility, exact permit fees and final construction costs are to be further defined as the project develops.

The Task Force has chosen an Architecture Firm after reviewing three fee proposals. Awarded architect would proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts. Architect to include a phased construction approach in their drawings, which delineates to future contractor a strategy to minimize member impact, by updating the west wing first. Member Communications will include signage, a town hall meeting, articles and e-blasts. For additional resources and Task Force Meeting Minutes, see TDA website.

Recommendation:

1. To maintain momentum on the Trout Creek expansion, Staff recommends the Board's approval to allocate $50K in 2017 Development Funds, and another $35K of Replacement Reserve Funds, to cover necessary Architecture, Engineering, consulting, and contingency fees during the summer of 2017.

Prepared By: Forrest Huisman
Reviewed By: Michael Salmon
Board Meeting Date: June 23, 2017
General Manager Approval to place on Agenda: _____ Date:_____

TASK FORCE
PROJECT UPDATE

Architect Selection, Trout Creek Recreation Center

Northwoods Clubhouse Mezzanine
Tahoe Donner Association
May 17, 2017 at 9:00 AM

Attendance;

- Courtney Murrell
- John Stubbs
- Michael Sullivan
- Staff; Forrest Huisman

Discussions and consensus items are as follows;

1. Results of the RFP process were reviewed, with consensus to proceed with the lowest qualified bidder.
2. Architect of Record to proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts.
3. Contract of work shall include;
    a. As detailed in Todd Mather's Feasibility Study (March 22, 2017), prepare architectural and engineering construction drawings for GC bidding purposes, and for eventual use during agency permitting and construction efforts.
    b. A phased construction approach shall be delineated in the construciton documents, which provides the contractor with a strategy to minimize member impact, which may include updating west wing first, and in parrallel with pools.
4. $50K of Development Funds, and $35K of Replacement Reserve Funds, will be allocated to cover necessary Architecture, Engineering, Consulting, and Contingency Fees. Exact permit fees and construction costs are to be further defined as the project develops.
5. Member Communications will include signage, a town hall meeting, articles and e-blasts.
6. Task Force Meeting Minutes are located at http://www.tahoedonner.com/member-area/capital-projects/active-projects-2/consider-lower-cost-remodel-options-at-trout-creek-recreation-center/
7. See attached Information Paper for additional project detail.

Meeting finished at 9:57 AM.

INFORMATION

May 15, 2017

Purpose: Update the Board of Directors on the outcome of the proposed expansion at Trout Creek Recreation Center and related Architect RFP process.

Background: In addition to the 2016 code upgrades at pool-side locker rooms, steam room, and sauna, a 2017 feasibility study showed that valuable operational improvements can be made by the removal of select interior walls, reallocation of existing interior spaces, and the enclosure of select exterior covered walkways. Parking lot improvements and a long-term relocation of the snowplay operations is also currently under review.

For the proposed expansion and code upgrades within Trout Creek Recreation Center, Staff has worked with the General Plan Committee and Task Force to produce an agreeable project scope, followed by a successful Feasibility Study, leading to the RFP process where three consultants have provided fee proposals to implement the approved project scope, and to complete architectural and engineering drawings for GC bidding purposes, and eventual Agency permitting and forthcoming Construction, see attached.

For 2017, a $50K Development Fund budget was identified and approved by the Board of Directors during the 2016 Budget Process. These funds were designed to maintain momentum on the proposed 1,100 SF expansion and reallocation of interior spaces, but with consensus that remaining soft and hard costs would be funded by allocated Replacement Reserve Funds.

Discussion:

1. The Task Force has chosen an Architecture Firm after reviewing three fee proposals.
2. Architect to proceed under contract during the summer of 2017, to produce architectural and engineering drawings for GC bidding purposes, and eventual use during forthcoming Agency permitting and construction efforts.
3. Architect to include a phased construction approach in their drawings, which delineates to future contractor a strategy to minimize member impact, by updating west wing first.
4. Allocate $50K of Development Funds, and another $35K of Replacement Reserve Funds to cover necessary Architecture, Engineering, Consulting, and Contingency Fees. Exact permit fees and construction costs are to be further defined as the project develops.
5. Member Communications will include signage, a town hall meeting, articles and e-blasts.
6. Task Force Meeting Minutes are located at http://www.tahoedonner.com/member-area/capital-projects/active-projects-2/consider-lower-cost-remodel-options-at-trout-creek-recreation-center/

Prepared By: Forrest Huisman, Director of Capital Projects

Trout Creek Recreation Center Space Reallocation Task Force Report--March 27, 2017 and Motion for GPC Approval.

Task Force membership: John Stubbs, Courtney Murrell, Michael Bledsoe, Mercedes Ferguson, Kyle Winther, Forrest Huisman, Miguel Sloane
Guest participants: Michael Sullivan, GPC Chair; Benjamin Levine, TD Association Member

REPORT: On Thursday, March 23, John Stubbs, Courtney Murrell, Kyle Winther, Forrest Huisman, and Michael Sullivan met to review the Feasibility Study for the TCRC Space Reallocation project submitted by Architect Todd Mather on March 22, 2017. His report is attached as a PDF file, consisting of 12 pages of narrative, 22 pages of photographs, 17 pages of floor plans, a Mechanical & Electrical Feasibility study from Sugarpine Engineering, and a Structural Engineering study from Linchpin Structural Engineering. The meeting was called on short notice in order to discuss presentations to the March 25 Board meeting and the April 3 GPC meeting.

The following is a summary of the Study and recommendations for GPC consideration from the group meeting on March 23 . The Study identifies the area of the existing fitness/weight rooms and Kids'Club as the East Wing remodel and the area from the current waiting room/ couch area adjacent to the sauna/steam rooms to the entry reception desk as the West Wing remodel.

1. **The Executive Summary, pages 1-2, describes two design solutions, Option A and Option B**. Option A is the solution previously put forward by the Task Force (which was reviewed in Fall 2016 in a walk through by the GPC and the Board's President and Treasurer) . This Option A removes several walls in the East Wing, moves the Kids' Club into the West Wing, reconfigures the main reception and entry area, and encloses the exterior area (as diagrammed in photo 04) to create a 351 sf spin-bike classroom and a 223 sf laundry cart storage area. This plan increases usable space in the East Wing by 1100 sf, converts the Kids' Club into a dedicated stretching area and free weight space of approximately 900 sf, retains the 31 sf existing mechanical room in the center of the open space between the existing exercise rooms, and creates an enclosed 485 sf Kids' Club/multipurpose room in the West Wing (see pages 7-8 of the floor plans included in the Study). An additional space increase in Option A still under consideration is the removal of the double doors and west exterior wall of the Kids' Club with construction of new exterior wall (see the cross-hatched area indicated on page 6 of the floor plans and photos 18-19.) Option B is the same as Option A, except that a newly constructed one story external addition of 682 sf is added to the current Kids' Club room (See photo 22). This room would be divided by an interior wall into a spin-

bike classroom and a dedicated stretching area. The proposed spin-bike classroom of Option A would be eliminated, allowing that space to be an open area not requiring the number of construction conversions that would be required to enclose (see photo 21).

2. **Both Options A and B are judged to be feasible.** Option A is estimated at $1,307,400 and Option B is estimated at $1,345,800. The above estimates do not include an additional overhead and profit cost of 10%-15%. In a previous Task Force discussion the Task Force recommended Option A. In the March 23 meeting, the group reaffirmed the Option A recommendation with the additional cost of $20,000 to suspend the 31sf mechanical room equipment. This would remove a sight and access barrier in the central exercise space and allow for better distribution of exercise equipment. However, if a study of the cost of suspending the mechanical room equipment and installing required new ducting comes in significantly above $20,000, this will be reconsidered. Option A provides the needed space expansion for the exercise rooms, reduces traffic flow through the free weight/stretching area room, does not require external space expansion, keeps the spin-bike classroom location in the West Wing, and allows enclosure of the laundry cart storage closet. *Note the construction item budget for each option includes $280,000 for ADA upgrades to the entire building as per a CASP report. These upgrades are triggered by the space reallocation project costs being above the threshold ($156,000) requiring the entire building to be in compliance with current California building code.*
3. According to the Mather Study, **the Town of Truckee will also require that TDA provide plans and a schedule for Snow Play and Driving Range future capital improvements as well as any changes or additions to asphalt for required parking upgrades in order to have a building permit issued** for the space reallocation project. Apparently, if TDA present these plans indicating an unspecified "reasonable" time, TDA may be allowed to receive the permit for the space reallocation project and obtain a separate building permit in the future for the additional upgrades.
4. Further analysis of the cost/benefit of the proposed space increase by removal of the double doors and exterior wall of the Kids' Club in Option A (see floor plan # 6 and photos 12 and 18) needs to be carried out by the Task Force.
5. **The cost estimates provided by Mather assume that the work would be phased**, with the West Wing being done separately from the East Wing. Option A is estimated to required 6 months for the West Wing with the closing of that area (and the aquatic area) to the users, with the East Wing remaining open. The East Wing close down is estimated at 9 months with the West Wing and aquatic areas open. It is also possible to have the whole project done in one 12 month period requiring the whole amenity to be closed to use. This total close down is estimated to save between $21,000-$53,000 in the construction item budget and $39,000-$52,000 in the general condition budget. The recommendation from the March 23

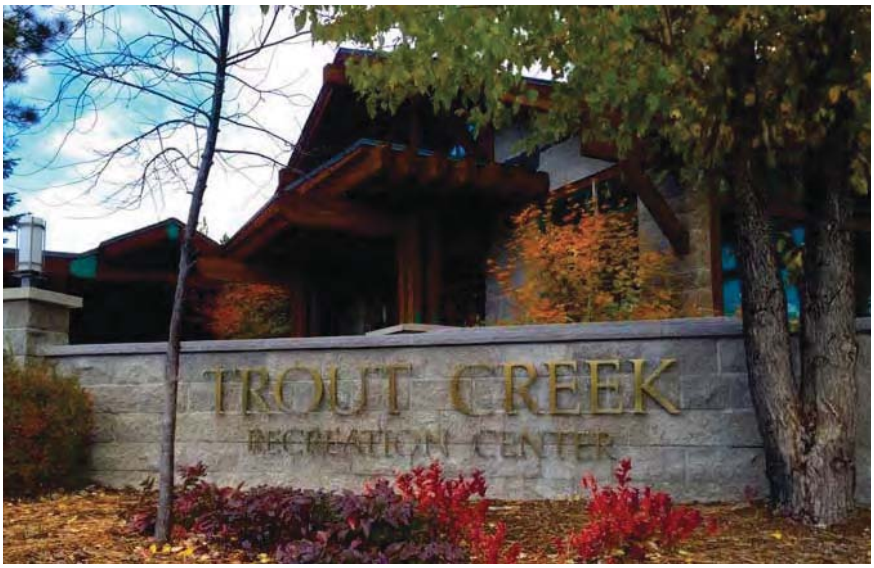
group meeting is for the phased approach. Shutting down the entire amenity for 1 year would be a considerable inconvenience for the TDA membership and a significant hardship for the TCRC staff.

6. During the time of the West Wing shutdown, it would be efficient to complete a number of RRF scheduled projects (long overdue) for the pools and spas.
7. Both Options A and B include removal of a shear wall and shear support replacement as indicated in photo 10. The Task Force does not think this will be necessary and that only that portion of the wall shown in photo 10 from the east hall to the rear of the treadmills location need be removed. This should generate a cost savings for the project.
8. **MOTIONS FOR GPC CONSIDERATION: The Task Force submits the motion to the GPC that the GPC approve this report and submits the recommendations herein to the Board of Directors. The Task Force further moves that the GPC recommend to the Board committing funds to obtain the architectural plans necessary to allow contractor construction bids for a phased Option A as a priority Development Fund Capital Project, hopefully in time to initiate the West Wing phase in Fall, 2017.**

TGMARCHITECT
TODD GORDON MATHER

FEASIBILITY STUDY

Trout Creek Recreation Center
Tahoe Donner Association
Truckee, California



Prepared by:

Todd Gordon Mather Architect

March 22, 2017

PO BOX 7675 TAHOE CITY CA 96145
530 414 4662 TGMarchitect.com

Executive Summary:

This Study reflects the efforts of many consultants' detailed analysis and careful review of Tahoe Donner Association's (TDA) proposed plan for a remodel and additions to Trout Creek Recreation Center. This analysis includes a general review of the proposed building design modification related to each of the following areas: architectural, structural, mechanical, electrical, plumbing, fire sprinklers, parking, permitting, environmental impacts, aesthetics, construction cost estimate, construction phasing, accessibility, energy and building code compliance, and to some degree TDA operations, goals and desires for this facility.

The TDA conceptual plan, termed Design Option A for purposes of the Study, includes removal of select interior walls and the addition of small amounts of space by expanding into exterior spaces beneath existing roofs. It is believed that these modifications will allow more efficient member use and provide improved member satisfaction of the facilities.

During their analysis, TGMA identified an opportunity for a second design solution that may provide value to TDA. This solution, Design Option B, simplifies the TDA's plan by consolidating multiple smaller additions around the building into one larger building addition. The proposed addition is approximately 682 square feet and located at the east end of the existing building. The value may be found by providing more space for a similar overall cost as Design Option A while also minimizing the construction impacts on the facility's operation in the west wing of the building.

TDA also suggested the relocation of the existing centralized Mechanical Closet that is located between the existing Exercise Rooms. The mechanical equipment would relocate to a ceiling/roof supported structure. This optional remodel could be realized with either of the Design Options and provide an additional 31 square feet of usable floor space.

Because the State of California requires existing buildings, facilities and site-related areas to be in compliance with the California Building Code, the building, facilities and some of the site-related areas will need to be modified. TDA has or will be accounting for parking upgrades (anything requiring changes to or additional asphalt) as well as the Snow Play and Driving Range upgrades in future capital improvement projects and are therefore not included in this study. The Town of Truckee will require TDA provide a schedule and plan for such improvements such that a building permit be issued for this proposed remodel/addition to TCRC.

We are pleased to report that both Design Options A and B appear to be feasible within an estimated budget of $1.31M and $1.35M respectively. These figures have been prepared with the understanding that the TCRC would remain partially open throughout a two-phase construction schedule. There appear to be neither unusual existing conditions nor proposed modifications that would make either Design Option exceptionally challenging to construct. Both Design Options would require compliance with planning ordinances, building codes and local agency regulations. Considering the cost per square foot and the unknown conditions of the Mechanical Closet relocation option, we believe this particular project is unreasonably expensive.

See the following cost analysis:

Design Option A

Remodeled area:	5,485 sf
Additional area:	874 sf
Estimated construction cost:	$1,307,400
Estimated cost per square foot of remodel/addition:	$206

Design Option B

Remodeled area:	4,958 sf
Additional area:	930 sf
Estimated construction cost:	$1,345,800
Estimated cost per square foot of remodel/addition:	$229

Mechanical Closet Relocation

Remodeled area:	31 sf
Estimated construction cost:	$20,000 - $40,000
Estimated cost per square foot of remodel:	$645 – 1,290

Both Design Options would have some impact on operations if the facility were to remain in use during the remodel/addition project. The work would need to be phased to avoid the facility's total shut-down for a period of time. It is estimated that Design Option A would require nine months for the East Wing remodel and another six months for the West Wing remodel. Design Option B's schedule would require twelve months for the East Wing remodel/addition but only three months for the West Wing remodel. However, a full shut-down of the facility would reduce the overall length of construction for either option by an estimated three months, resulting in a twelve-month construction period.

Further, it has been estimated that there would be a cost savings if the work were performed in a single-phase. Savings of 15-20% may be achievable on the General Conditions, and 2-5% achievable on the Construction Costs.

Projecting exact future construction costs without detailed construction drawings and specifications requires speculation on concealed conditions, the yet-to-be-determined facility design, and future construction market conditions. While the exact cost of either option cannot be guaranteed at this time, we believe the comparison of options in this report including the relative costs of each option will assist Tahoe Donner Association in selecting the best way to improve the Trout Creek Recreation Center.

Todd Gordon Mather Architect is pleased to present the Trout Creek Recreation Center Feasibility Study.

Sincerely,

Todd Mather

Feasibility Study Approach:

TDA has retained Todd Gordon Mather Architect, Sugarpine Engineering, Linchpin Structural Engineering, Gary Davis Group, and a General Contractor to review the various aspects of the TDA proposed plan for its feasibility. Both Linchpin Structural Engineering and Gary Davis Group were retained in 2016 and 2013, respectively.

As a part of this feasibility study, Todd Gordon Mather Architect (TGMA) has reviewed documents provided by TDA including but not limited to the drawings for the 1998 original construction by Cox and Kromydas, 2003 major addition by Ryan Group Architects, current (2016) renovations to bathrooms and locker rooms, scope of work plan by TDA, TCRC Task Force Report, 9/26/16, Project Information Paper by TDA, dated 8/2/16, TCRC Potential Remodel memo, dated 7/2016, Preliminary Constraints Analysis by Gary Davis Group, dated 5/6/13, Report of Feasibility by Linchpin Structural Engineering, dated 10/26/16 and CASp Site Survey and Evaluation by ADA Consultants, Inc., 11/6/13.

TGMA consulted with the Town of Truckee Building Department and Planning Department, as well as with Linchpin Structural Engineering. Several on-site meetings were held with Sugarpine Engineering and a General Contractor, as well as Forrest Huisman, TDA Director of Capital Improvements. Drawings and photo-documentation were created to assist both consultants and governing agencies with their individual reviews and assessments of the proposed plan (see Appendix).

During their analysis, TGMA identified on opportunity for a second design solution. This solution, Design Option B, simplifies the TDA's plan by consolidating multiple smaller additions around the building into one building addition. This proposed addition is approximately 671 additional square feet and located at the east end of the existing building.

Cost estimates were prepared by a qualified, California-licensed General Contractor.

Project Description:

The Trout Creek Recreation Center (TCRC) is the most used facility at Tahoe Donner. For more than eight years, facility staff and members have expressed their needs and expectations for improved amenities. In response, Tahoe Donner Association (TDA) created a task force to develop a cost-efficient expansion plan that would relieve crowding and allow for some future growth in members' use. This expansion plan proposal would:

- Add dedicated stretching space, increase quantities of treadmills, ellipticals, and rowing machines while accommodating future fitness trends that members may demand.
- Reallocate internal spaces to improve safety, comfort, and traffic flow inside the building.
- Relocate childcare amenity to a family-friendlier and safer environment.
- Provide a more comfortable space for the expanding fitness classes program.
- Improve meet-and-greet experience and create lobby space closer to the entrance.

In detail, this proposed reallocation/modification of the current fitness/cardio room, weight room and Kids' Club would allow more efficient member use, provide improved member satisfaction of the facilities, and provide a much-requested stretching area. The plan requires interior walls to be removed and expansion of existing spaces to existing covered exterior areas around the TCRC.

The proposed plan would eliminate the interior walls of the cardio/fitness room, the weight room, and the Kids' Club and convert the current Kids' Club into a free-weight and stretching area. The entire area from the entrance desk to the south exterior wall would be a contiguous open space, allowing Staff placement of cardio and weight apparatus to maximize member use according to demand and to create a dedicated floor space for stretching. The Kids' Club would be moved to the current lobby. A new space to accommodate 19 spin bikes would be created, allowing moving the moving of spin bikes out of the fitness classroom. A dedicated cart storage room would be added. The current retail sales area would be reduced and the entrance check-in desk would be re-configured. Retail sales display would be relocated within the entrance and a lobby utilizing built-in window seats would accommodate the need for a waiting area closer to the entry. An entry vestibule is proposed to be added to the exterior of the existing main entry.

This plan would increase the usable space within the existing TCRC floor plan (approximately 12,800 sf) by about 1,100 square feet (an increase of about 9%). This would provide an increase of the fitness/cardio area, a 25% increase of the weight room, relocate Kids' Club, and free-up additional space for stretching and free weight use.

Design Option A Feasibility:

Building Design

Proposed Spin Room, Cart Storage, and Multi-Purpose Room (Kids' Camp)

The Spin Room and Cart Storage are proposed to be constructed into a portion of the existing interior Bridge, hall, and over an exterior portion of the exterior bridge spanning the seasonal creek. Demolition will include windows that may be reused at the exterior or interior walls. New windows would be included to provide daylight and views to/from the Spin Room to the adjacent outdoor environment and modified hallway. The two bridges are separate structures and the exterior bridge structure and area enclosed under the existing roof would be insulated to meet energy compliance requirements. The floor under the exterior portion will require and installation of a vapor barrier, and insulation. The new floor area may need to be leveled or elevation changed to match the existing interior floor. The extent of demolition to the existing exterior concrete to accommodate for the vapor barrier and the elevation is to be determined. The new Spin Room is assumed to have finishes to match the existing exercise areas including a sheet vinyl tile floor. Both interior and exterior finishes are assumed to match existing.

The former welcome area will be altered to become a new Multi-purpose Room to be used as the Kids' Camp. New walls with sound insulation, separating the room from the hallway will run to the existing ceiling with the exposed structure, ducts and lighting remaining mostly unchanged. Small alteration to the ducts, lighting and electrical switching will be required along with electrical outlets added on the outside wall to serve the exterior Barbeque Area. The finishes in the Multi-purpose room are assumed to match existing except that the flooring shall be changed from slate tile to padded carpeting similar to that used in the existing Kid's Room. Tile in the new hallway will have to be modified to match existing layout and bordering. Some windows may be included between the hallway and the Multi-purpose Room.

Vestibule/Reception

The existing reception desk shall be reconstructed to better meet the TDA's needs including providing an accessible section per Code. It will be relocated/moved and reduced in depth to increase the public waiting by approximately 64 square feet. An exterior window will be removed to accommodate a new structural shear wall. Retail display will now be provided by new slat wall where the window was removed. The vacated display area will be converted to built-in window seating with storage below the bench. Electrical and communication wiring will be relocated requiring the removal of portions of the existing slate tile flooring. New tile matching existing will be installed. A new entry vestibule will be added to the outside of the existing entry doorway to reduce thermal changes. This addition may require careful detailing where walls and windows connect to or around exterior beams and columns. The vestibule is assumed to be un-conditioned. Both interior and exterior finishes are assumed to match existing.

Exercise Room

The existing exercise rooms will be combined into one large open area by removing the interior walls, and some flat ceiling areas. The mechanical room walls that currently separate the corridor from the two exercise areas will remain. This new large open area will allow an increase in the number of exercise equipment units. Existing structural steel columns that are currently enclosed within walls will be exposed and finished to match others within the space. The walls affected by the alterations will be replaced with new matching finishes. New sheet vinyl tile flooring will be installed throughout and some leveling of existing subfloors may be required due to differences in existing floor finishes. Floor finish

transitions to adjacent offices, restrooms and other rooms will need to meet accessibility requirements as well as operational needs. Doors and interior windows that are removed from this area may be reused at other interior remodeled areas. Where soffits/flat ceiling areas are modified, MEP items may be exposed to match existing aesthetic conditions found throughout TCRC.

Three shear walls will be removed as part of this plan. Shear walls that currently serve as closet walls and separate the existing two exercise rooms will need to be replaced. TGMA suggests that of the two structural options available – 1) provide a seismic brace (steel) at the location of the closets, and 2) convert two existing walls in the adjacent restrooms to shear walls – the seismic braces/frame will have less impact on the budget and on members' use of the facility. Two small structural seismic frames can be installed such that the space would remain open below and both provide usable space for exercise as well as visually. The east window would be removed and converted to a shear wall.

The existing single exit door at the east wall would be removed. Exiting requirements are met by the single door currently within Kids' Camp.

There is the possibility of relocating the centralized mechanical equipment and ducting that is currently between the proposed double steel moment frame and the sinks at the center of the exercise room. It is believed that all of the equipment in can be suspended from the structure allowing the 31 square feet of floor area below to be used for exercise.

Free Weights and Stretching Room

The former Kids' Camp will be converted to accommodate Free Weights and Stretching activities. This will be accomplished by both by removing interior corridor walls, select exterior walls, and adding new interior area beneath an existing roof. This will increase the area by 368 square feet. Windows at Kids' Camp may be reused at the new exterior wall.

The existing double door at the adjacent vestibule/entry may be removed from the scope of work. Exiting requirements are met by the single door currently within Kids' Camp. Should the double doors be included in the scope of work, a new accessible concrete walkway would need to be installed and snow fences and gutters along the roof above such doors. Limited landscaping modifications are likely including changes to the landscape irrigation system. None of these modifications are required but can be added to the project should TDA desire this exiting option. Both interior and exterior finishes are assumed to match existing.

<u>Parking</u>

Adequate parking for Design Option A appears to be in place to meet the Town of Truckee parking requirements. The exact number of required spaces cannot be determined until Tahoe Donner Association makes a formal application for planning approval with the Town of Truckee. However, based upon the proposed area of the building (including the additional expanded areas) and review of past use permits, the total required parking is estimated be 194 parking spaces. The current parking, as documented by Tahoe Donner Association, is 199 spaces. Both the Gary Davis Group report and the TCRC Task Force Report (September 26,2016) provide adequate documentation supporting restriping the parking lot as an adequate solution to any additional parking requirements. It remains unknown if the Town of Truckee will require a formal parking study or an additional turn lane on Northwoods Boulevard. Based upon TGMA's discussions with the Town of Truckee, the planners remain extremely willing to negotiate creative and alternative solutions to

otherwise costly construction solutions. This due largely to TDA's exceptional history with the agency.

Accessibility Compliance

The proposed improvements to the recreation center will be done in conformance with accessibility standards I Chapters 11A and 11B of the 2016 California Building Code. Path of travel improvements will be required per California Building Code Chapter 11B, Section 11B-202.4 and as described for the recreation building, pool areas and parking areas serving the building and pool in the CASp Site Survey and Evaluation by ADA Consultants Inc., dated 11/6/13. Further, all non-compliant items listed with the CASp report that have yet to be made compliant by the time a building permit is issued for a Design Option project will then need to be brought into compliance.

The estimated cost of the proposed addition/alteration of this project will exceed the current valuation threshold of $156,162 that allow for partial and incremental accessibility compliance improvements to existing facilities. We understand that TDA does not plan to claim a reasonable hardship. Therefore, TDA must bring the entire facility into full accessibility compliance. This will include all path of travel and other improvements listed in Section 11B-202.4 of the building code and the CASp report by ADA Consultants, Inc. dated 11/6/13 for the parking lot, TCRC building, swimming pool areas, Driving Range and Snow Play areas. If TDA presents a capital plan proposing to complete the accessibility improvements for the Driving Range and Snow Play areas within an unspecified “reasonable” time, the Town of Truckee Building Department may allow TDA to complete those improvements under a separate building permit. For purposes of this study and per TDA’s direction, all modifications related to the parking areas, Snow Play and Driving Range have been omitted from the cost estimates.

Building Code Compliance

This code summary was prepared with informal consultation with the Town of Truckee Building Department. Since the conversations were not a part of an official application, the opinions received from the building official are preliminary and subject to change when all relevant information is provided in the Building Permit application(s).

The existing recreation center and the Design Option A alterations and additions will be a one story, non-fire rated, wood framed, fire sprinklered building and due to its large separation from adjacent buildings should meet the requirements of an unlimited area building under Section 507.4 of the 2016 California Building Code.
The Option A building as proposed has a sufficient number and size of exits to meet the exiting requirements of Chapter 10 of the 2016 California Building Code.

However, Design Option A proposes to eliminate an emergency exit discharge component leading from the Main Pool area across the exterior bridge to the parking lot. Since the Main Pool has a large occupant load and a limited number of gates leading to the public way, the building department may not permit a decrease in the number of gates. It is believed that either a Safe Area of Dispersal or an additional gate to the public way will be required to replace the gate proposed to be blocked by the Cart Storage and Spin Room.

The Lap Pool area also has a large occupant load but with no change in the number of gates proposed, no modifications to the Lap Pool area should be required by the proposed Design Option A.

Mechanical, Electrical, Plumbing and Fire Sprinklers

Typical mechanical modifications to existing systems consist primarily of either extending ducting into expanded spaces and rebalancing air handling equipment. No new equipment is required.

Typical electrical modifications to existing systems consist of primarily relocating electrical switches, lighting and low-voltage devices. The existing service and panels remain. Some modifications to panel wiring are expected.

No significant plumbing will need to be modified for this project. No additional plumbing fixtures will need to be added due to the additional building area.

Fire sprinkler heads would be required to be modified in the remodeled and/or expanded areas. The existing sprinkler system's Fire Department Connection located near the proposed Spin Room addition would need to be relocated.

Relocating the Exercise Room's Mechanical Closet as described in the Executive Summary is an option.

Detailed information of all systems may be found in the attached Sugarpine Engineering Report.

Structural

Specific areas of structural work are described briefly above in each section. Detailed information may be found in the attached Linchpin Structural Engineering Report.

Construction Phasing

The building is assumed to be partially occupied during construction, with one of the two wings (West Wing and East Wing) closed to members and staff during construction, then open again when the other wing is under construction.

Agency Permits

This project will require similar agency processing as past projects, including a modification to the existing Use Permit. Without formal application for permits, however, it's not fully understood what if any additional requirements may be made of TDA by Town of Truckee.

Estimate of Probable Cost

The cost estimate for Design Option A is $1,307,400. This figure does not include a General Contractor Profit or Overhead.

Remodeled area:	5,485 sf
Additional area:	874 sf
Estimated cost per square foot of remodel/addition:	$206

See the following itemized cost estimate.

3.22.17

Project: TD Trout Creek Recreation Center Feasability Study - Option A
12790 Northwoods Blvd
Truckee, CA 96161

GENERAL CONDITIONS	BUDGET
Hoisting, Cranes, Lifts	$2,000.00
Job Supervision	$160,000.00
Project Management	$29,000.00
Material Protection	$7,500.00
Job Mobilization	$3,500.00
Job De-Mobilization	$3,500.00
Site Safety	$10,000.00
Temporary Toilets	$8,000.00
Jobsite Cleanup	$9,500.00
Final Cleaning	$3,000.00
Dumpster Fees/Bin Charges	$18,000.00
Consumables	$5,000.00
GENERAL CONDITIONS SUBTOTAL	$259,000.00

CONSTRUCTION ITEMS	BUDGET	
Code Upgrades	$280,000.00	ADA upgrades per CASp report
Building Demolition	$140,000.00	
Excavation	$25,000.00	
Erosion Control	$1,000.00	
Concrete Foundations	$25,000.00	
Interior Slabs	$25,000.00	
Exterior Slabs	$10,000.00	
Concrete Cutting	$13,000.00	
Exterior Stone Work	$20,000.00	
Structural Steel	$30,000.00	
Flashing	$3,000.00	
Rough Frame Labor & Material	$25,000.00	
Exterior Finish Labor & Material	$40,000.00	
Interior Finish Labor & Material	$45,000.00	
Insulation	$10,000.00	
Panel Wood Doors	$2,800.00	
Door Hardware	$1,100.00	
Aluminum Doors & Windows	$13,500.00	
Drywall	$25,000.00	
Caesarstone Countertops	$2,000.00	
Stone Flooring	$5,000.00	
Vinyl Flooring	$75,000.00	
Carpet Tile	$2,500.00	
Exterior Paint & Stain	$15,000.00	
Interior Paint & Stain	$45,000.00	
Built In Furniture	$6,000.00	
Fire Sprinkler Systems	$10,000.00	
Rough Plumbing	$2,500.00	
Finish Plumbing Fixtures	$1,000.00	
HVAC	$10,000.00	
Electrical	$120,000.00	
Low Voltage	$20,000.00	
CONSTRUCTION ITEMS SUBTOTAL	$1,048,400.00	

ESTIMATE TOTAL **$1,307,400.00**

*Does not include overhead & profit typical of 10% - 15%.

Design Option B Feasibility:

Building Design

Proposed Spin Room, Cart Storage, and Multi-Purpose Room (Kids' Camp)

The Spin Room addition of Design Option A into is eliminated and now proposed to be included into a new addition at the east end of the building. The Cart Storage area is located entirely outside the building and shall be unconditioned with an exterior insulated door accessed from the Bridge hallway. Changes to the concrete slab, wall and roof structures would be limited to that only as required by an unconditioned storage room. The Multi-Purpose Room modifications are the same as Option A.

Vestibule/Reception

Same as Option A.

Exercise Room

The modifications to the Exercise Room is similar to Design Option A. However, the existing Entry interior walls and interior doors located to west of Kids' Camp will be removed only up to the exterior walls. No exterior walls would be removed and/or relocated. The replacement of an east-facing window would still be required in order to accommodate structural requirements as detailed in the structural engineering report.

Free Weights

The Free Weights area is similar to that of Design Option A except that the Stretching area is moved into a new addition. Therefore, the expansion proposed in Design Option A is not required. The net change in the Free Weights usable area due to these two adjustments is negligible.

New Spin Room and Stretching Area Addition

A new 671 square foot addition will house the Spin Room and Stretching Area. The Spin Room will be fully separated from the Stretching Area and Free Weights Room with a sound-insulated window-wall. The addition extended to the north front setback line and east to the top of an existing earthen bank fronting the parking area. The roof line of the addition will match that of the upper roof of the Free Weights Room. Exterior finishes and windows will match existing. The interior finishes, and lighting are assumed to match the existing including a new sheet vinyl tile floor.

Parking, Accessibility and Building Code Compliance

The issues for Design Option B are similar to those of Design Option A. The additional area of Design Option B increases the required parking by just one space. Accessibility and Building Code compliance issues are identical to those of Design Option A and the same modifications for Main Pool Area would be required for Design Option B, except that the Cart Storage could be rotated 90 degrees to allow the existing gate and path of travel to the parking lot to remain unchanged.

Mechanical, Electrical, Plumbing and Fire Sprinklers

Modifications described in Design Option A remain. However, modifications to the Design Option A Spin Room and expanded Free Weights areas is now not required. Typical MEP is required for the proposed Design Option B addition. A new subpanel and heating and cooling unit specific to this addition would be required but would not require any additional floor area. Fire sprinklers would be required and it is not known if the existing sprinkler system has the capacity for the added service. Plumbing additions or modifications to the building are neither expected nor required. Landscape

irrigation system will need to be modified.

Relocating the Exercise Room's Mechanical Closet as described in the Executive Summary is an option.

Detailed information of all systems may be found in the attached Sugarpine Engineering Report.

Structural

Most all structural modifications described in Design Option A remain. However, the expansion of the Free Weights area into covered outdoor space is now not required. Therefore, structural modifications as described for this expansion are removed from the scope of work. The structural design as related to the Design Option B east addition is not unusual in any manner. Details of such design may be found in the attached Linchpin Structural Engineering Report.

Construction Phasing

The building is assumed to be partially occupied during construction, with one of the two wings (West Wing and East Wing) closed or partially-closed to members and staff during construction, then open again when the other wing is under construction. Design Option B has limited West Wing impacts when compared to Design Option A. A new Cart Storage room may be constructed entirely from the exterior of the building. A new door would be installed into the existing Bridge but could likely be done without closing the Bridge. The east wing addition could be constructed with limited impacts to existing internal use of the rest of the building. This addition could be considered as a third phase of construction allowing more of the building to remain in operation throughout its construction.

Agency Permits

This project will require similar agency processing as past projects, including a modification to the existing Use Permit. Without formal application for permits, however, it's not fully understood what if any additional requirements may be made of TDA by Town of Truckee. The east addition will meet or exceed all codes, ordinances and regulations. This addition may require further agency review for environmental impacts. However, it's expected that impacts are negligible and will not negatively affect the project's realization.

Estimate of Probable Cost

The cost estimate for Design Option B is $1,345,800. This figure does not include a General Contractor Profit or Overhead.

Remodeled area:	4,958 sf
Additional area:	930 sf
Estimated cost per square foot of remodel/addition:	$229

See the following itemized cost estimate.

3.22.17

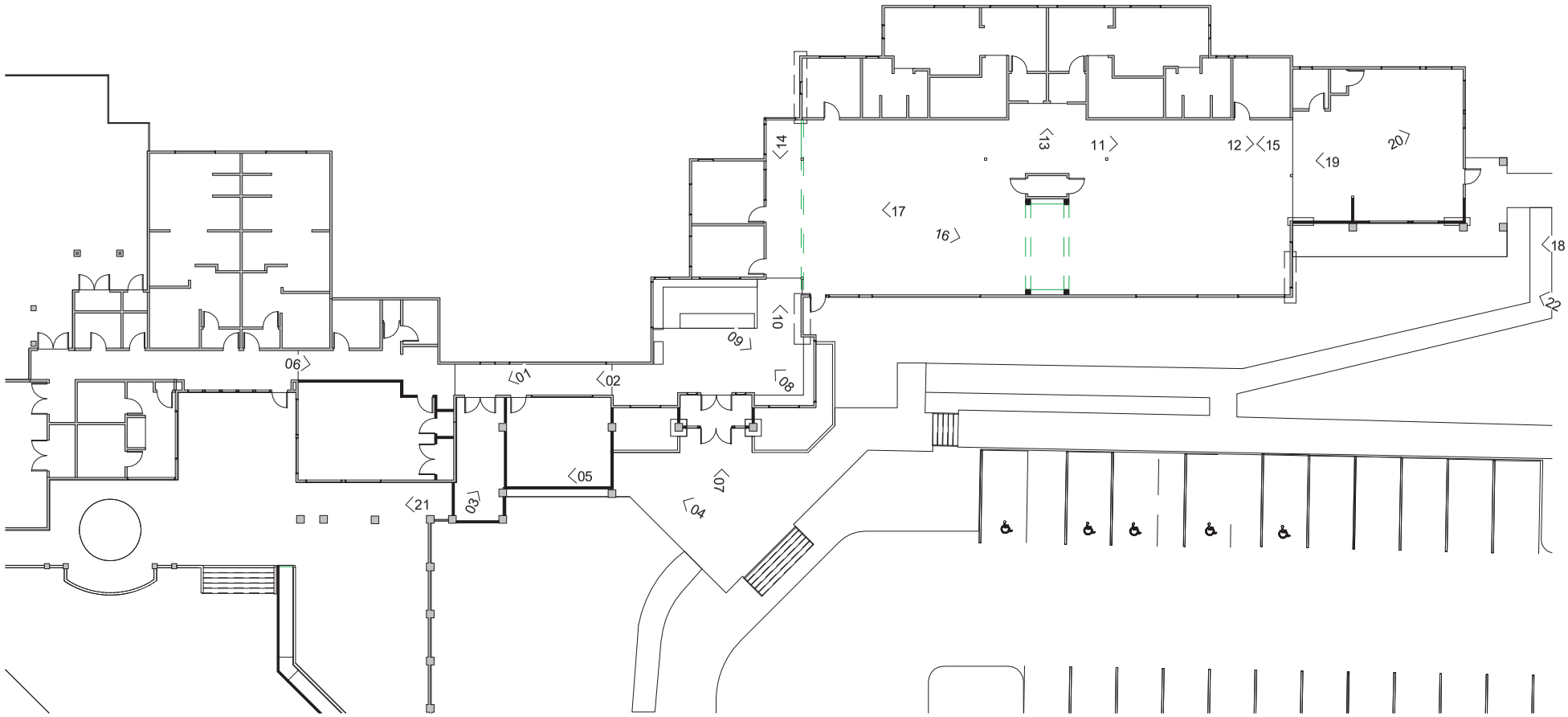
Project: TD Trout Creek Recreation Center Feasability Study - Option B
12790 Northwoods Blvd
Truckee, CA 96161

GENERAL CONDITIONS	**BUDGET**
Hoisting, Cranes, Lifts	$2,000.00
Job Supervision	$160,000.00
Project Management	$29,000.00
Material Protection	$7,500.00
Job Mobilization	$3,500.00
Job De-Mobilization	$3,500.00
Site Safety	$10,000.00
Temporary Toilets	$8,000.00
Jobsite Cleanup	$9,500.00
Final Cleaning	$3,000.00
Dumpster Fees/Bin Charges	$18,000.00
Consumables	$5,000.00
GENERAL CONDITIONS SUBTOTAL	$259,000.00

CONSTRUCTION ITEMS	**BUDGET**	
Code Upgrades	$280,000.00	ADA upgrades per CASp report
Building Demolition	$120,000.00	
Excavation	$40,000.00	
Erosion & Sediment Control	$3,000.00	
Concrete Foundations	$30,000.00	
Interior Slabs	$25,000.00	
Exterior Stone Work	$20,000.00	
Structural Steel	$30,000.00	
Flashing	$3,000.00	
Rough Frame Labor & Material	$45,000.00	
Exterior Finish Labor & Material	$40,000.00	
Interior Finish Labor & Material	$45,000.00	
Insulation	$12,000.00	
Three Ply Membrane Roofing	$15,000.00	
Panel Wood Doors	$2,000.00	
Door Hardware	$800.00	
Aluminum Doors & Windows	$18,000.00	
Drywall	$30,000.00	
Ceasarstone Countertops	$2,000.00	
Stone Flooring	$4,000.00	
Vinyl Flooring	$75,000.00	
Carpet Tile	$2,500.00	
Exterior Paint & Stain	$15,000.00	
Interior Paint & Stain	$45,000.00	
Built in Furniture	$6,000.00	
Fire Sprinkler Systems	$15,000.00	
Rough Plumbing	$2,500.00	
Finish Plumbing Fixtures	$1,000.00	
HVAC	$20,000.00	
Electrical	$120,000.00	
Low Voltage	$20,000.00	
CONSTRUCTION ITEMS SUBTOTAL	$1,086,800.00	

ESTIMATE TOTAL **$1,345,800.00**

*Does not include overhead & profit typical of 10% - 15%.



NOTE: PHOTOS REFLECT GENERAL INFORMATION PERTAINING TO DESIGN OPTION "A" ONLY UNLESS NOTED OTHERWISE

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Photo Key

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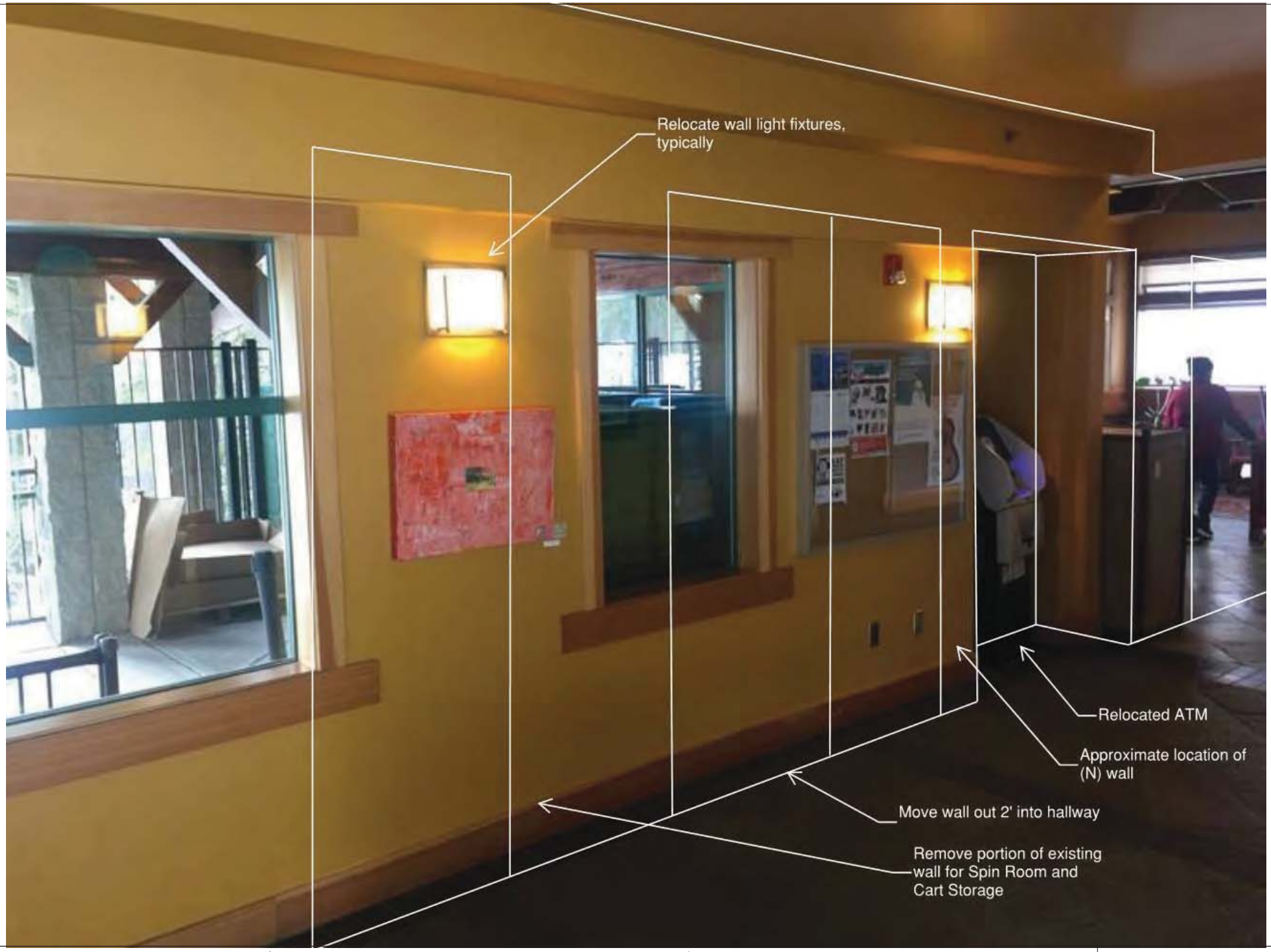
Scale 1" = 30'-0"
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Bridge Hall

01
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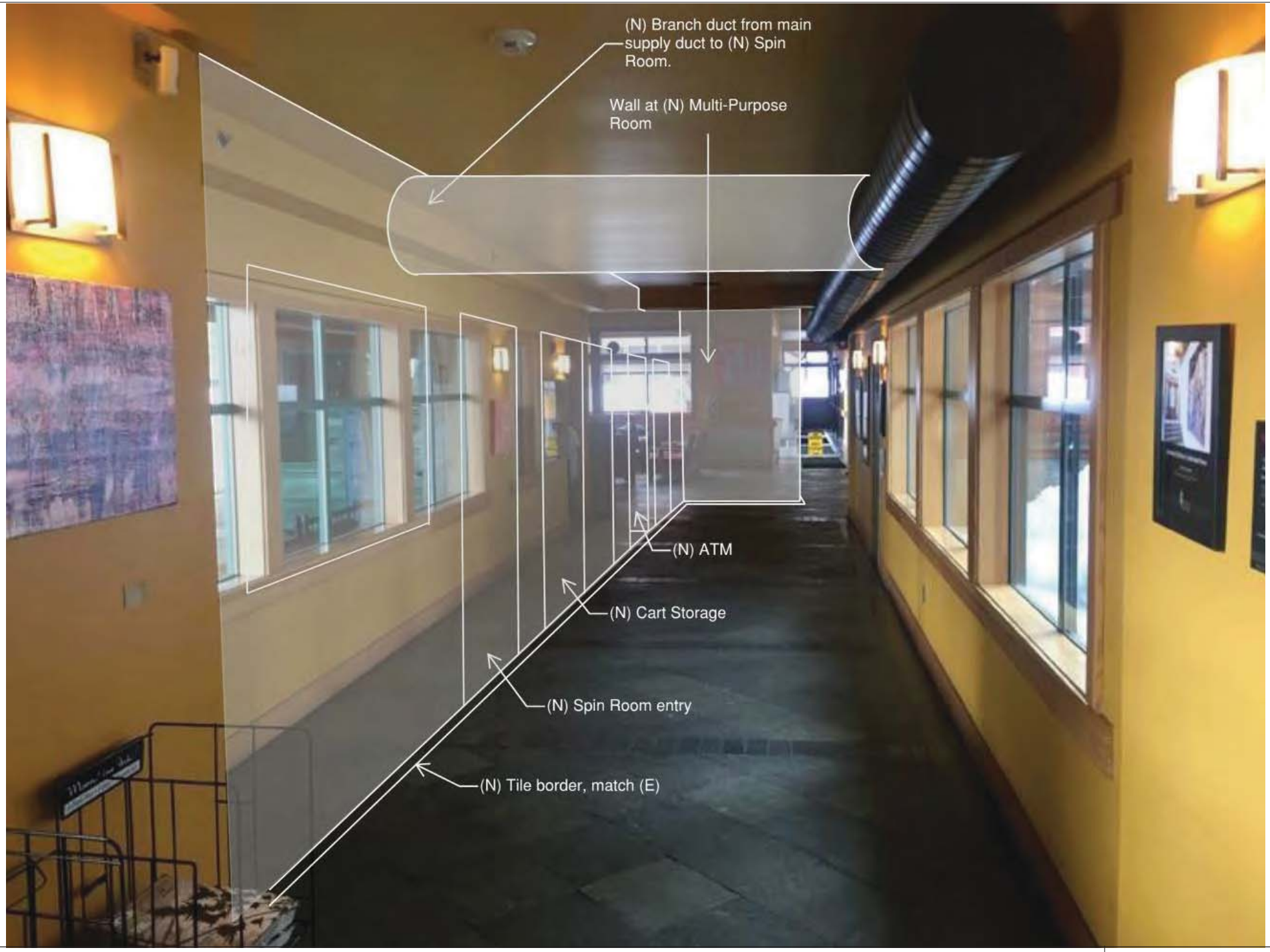
Date 3/1/17

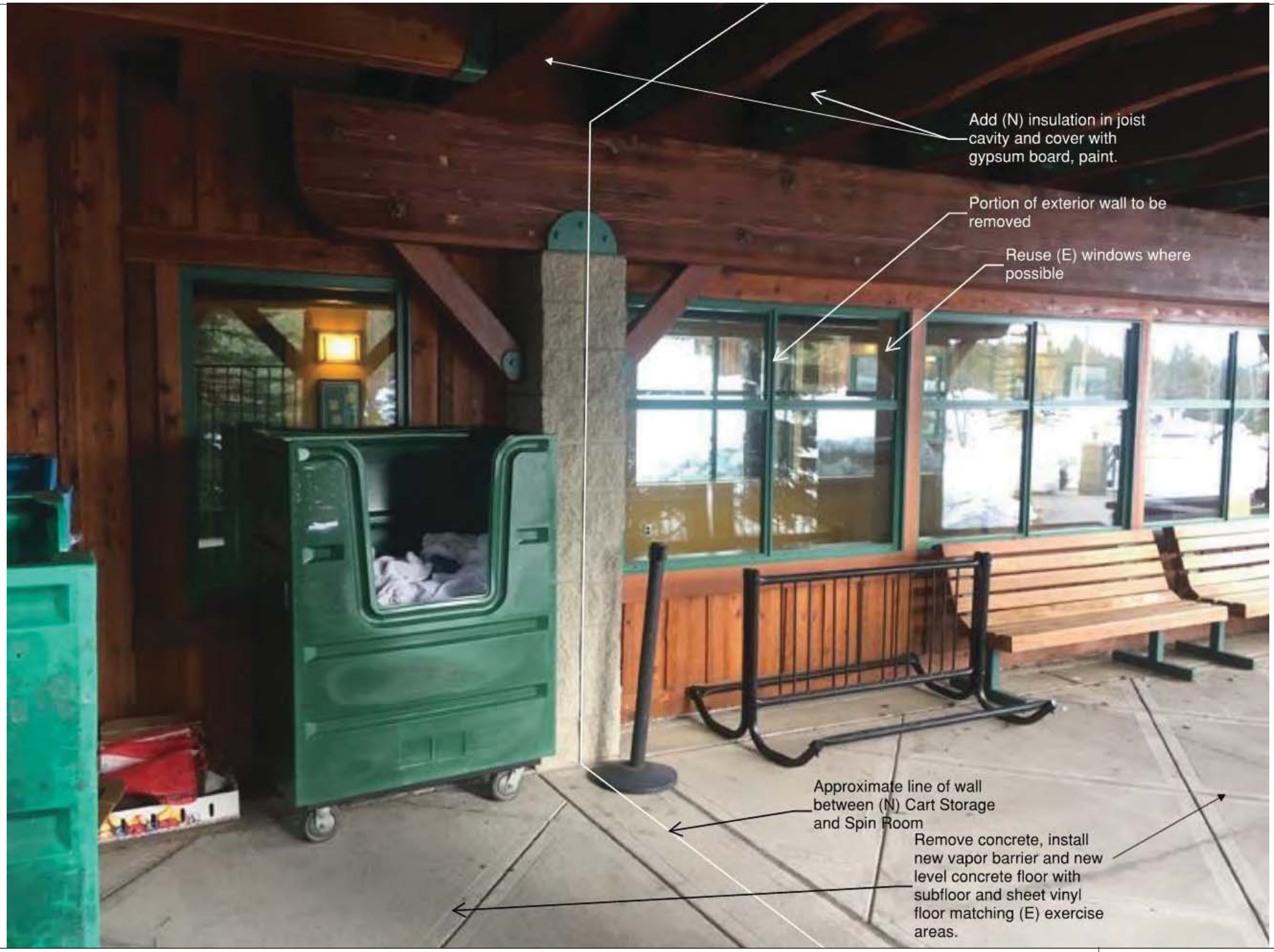


TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Bridge Hall Looking West

02
Scale
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Bridge Exterior Looking Southeast

03
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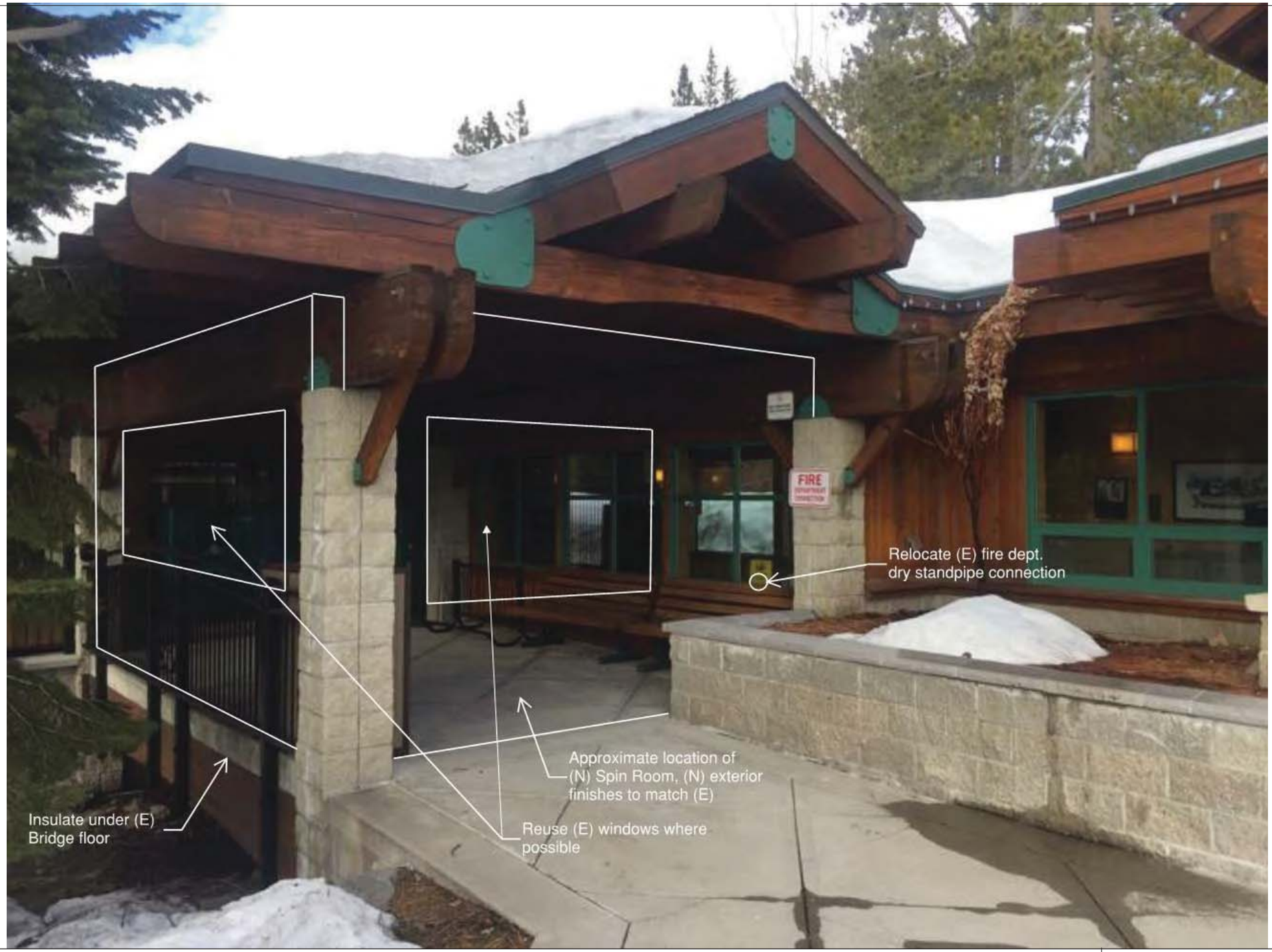
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Bridge Exterior Looking Northwest

04
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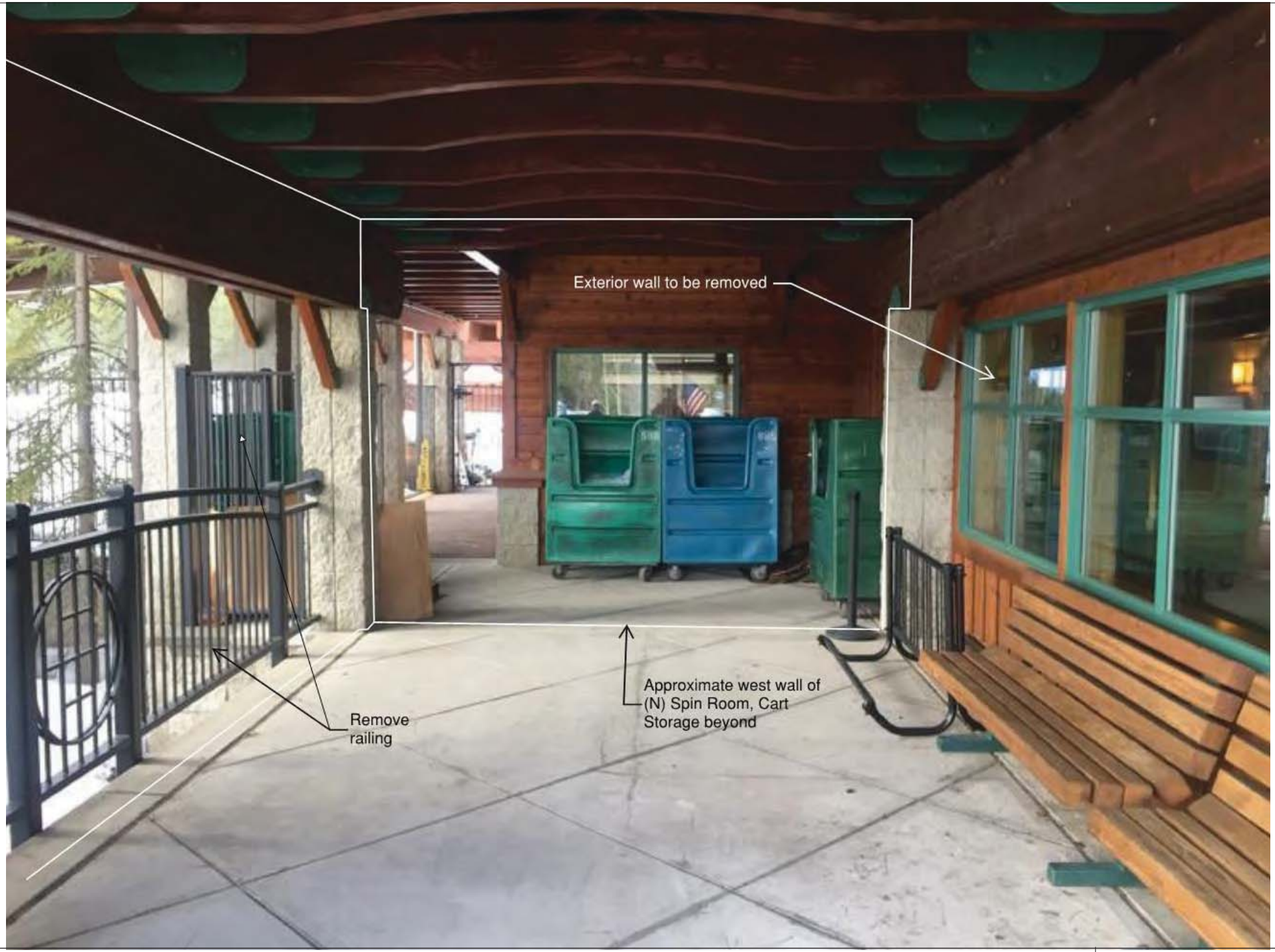
Date 3/1/17

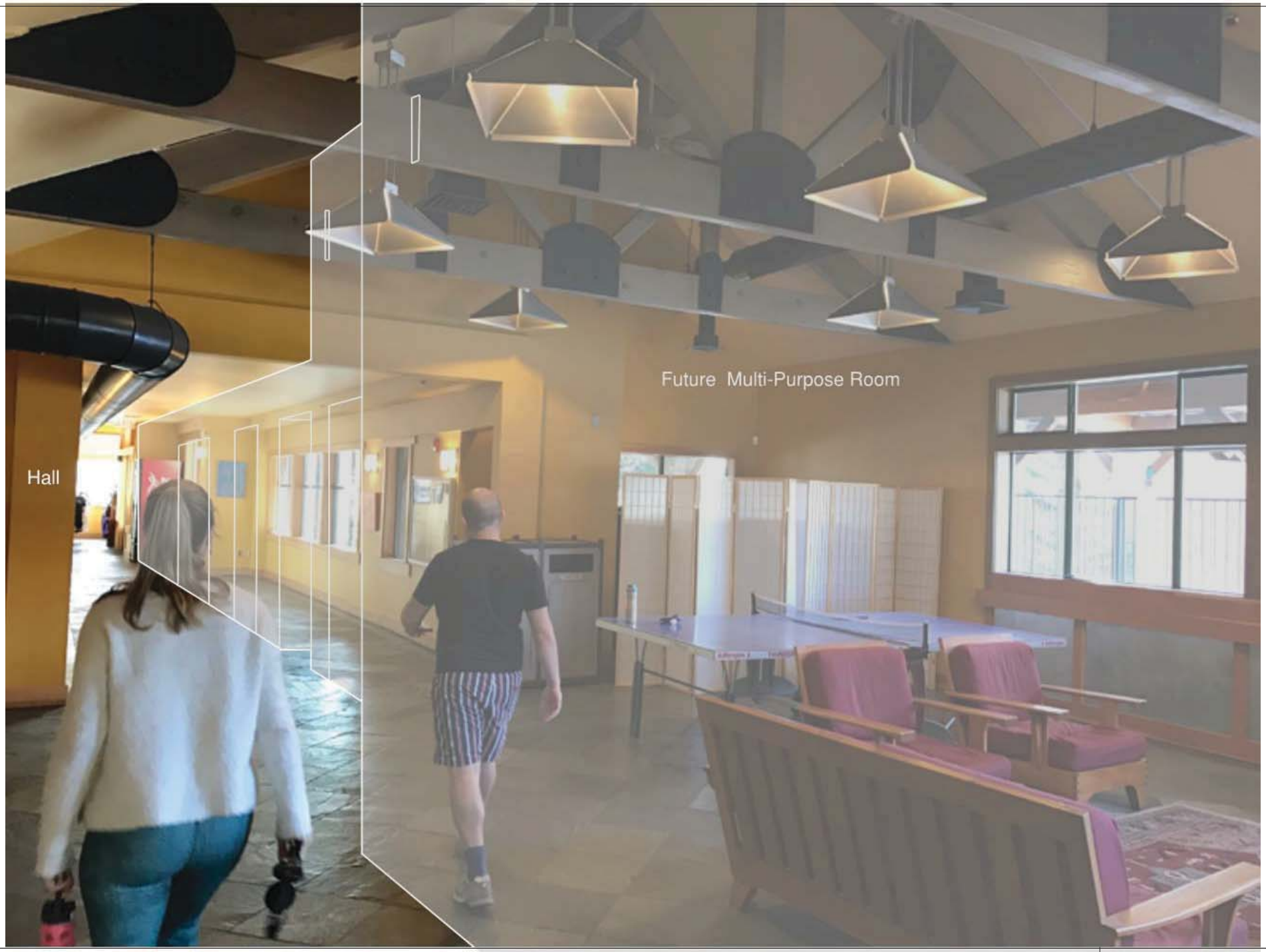


TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Bridge Looking West

05
Scale
Date 3/1/17



TGM ARCHITECT
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Trout Creek Recreation Center
Feasibility Study

Multi-Purpose Room

06
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Entry Exterior

07
Scale
Date 3/1/17

TGM ARCHITECT
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Trout Creek Recreation Center
Feasibility Study

Reception Desk

08
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Reception Window Seat

09
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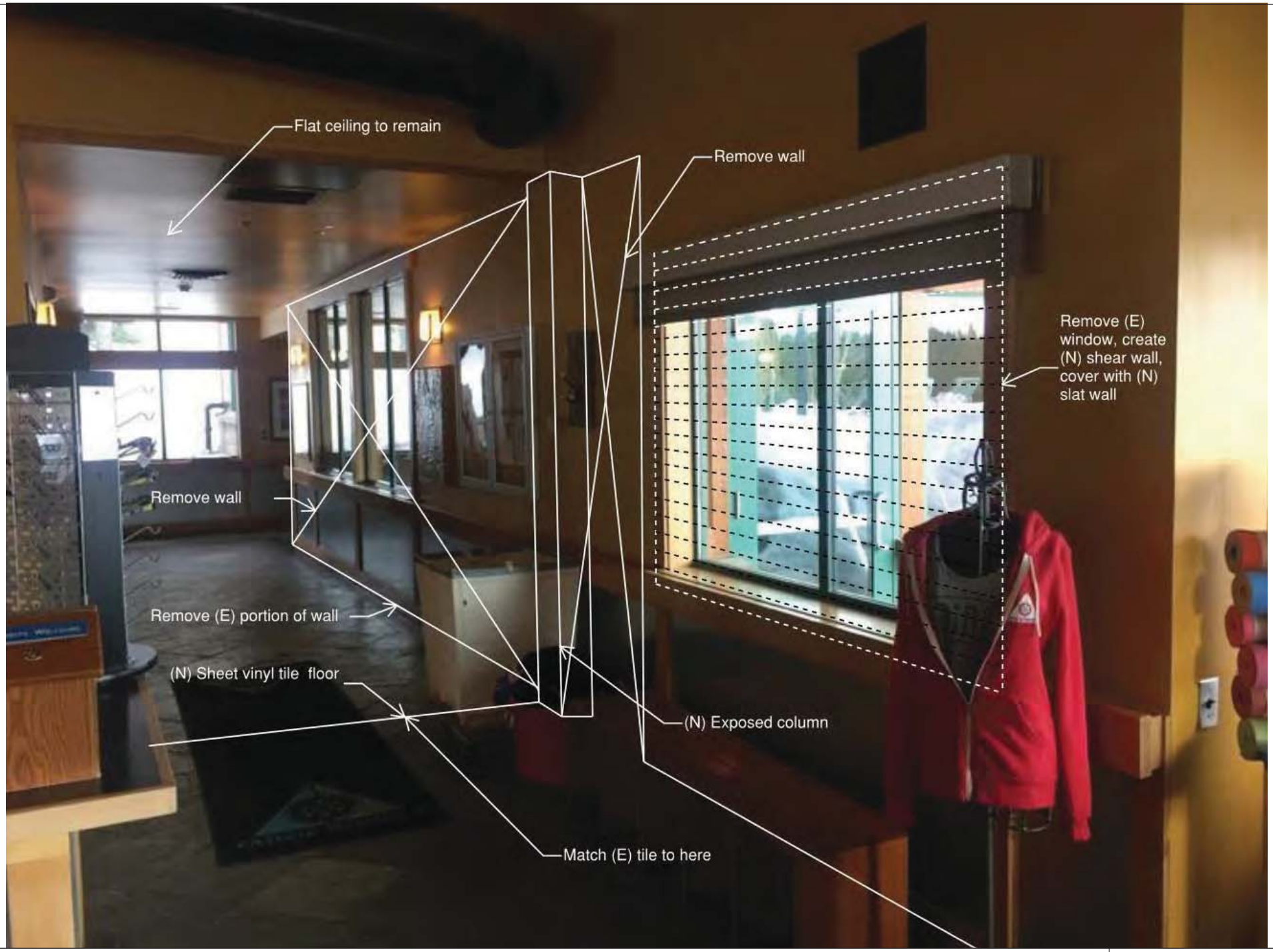
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Reception Looking to Exercise Area

10
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area Looking to Stretching

11
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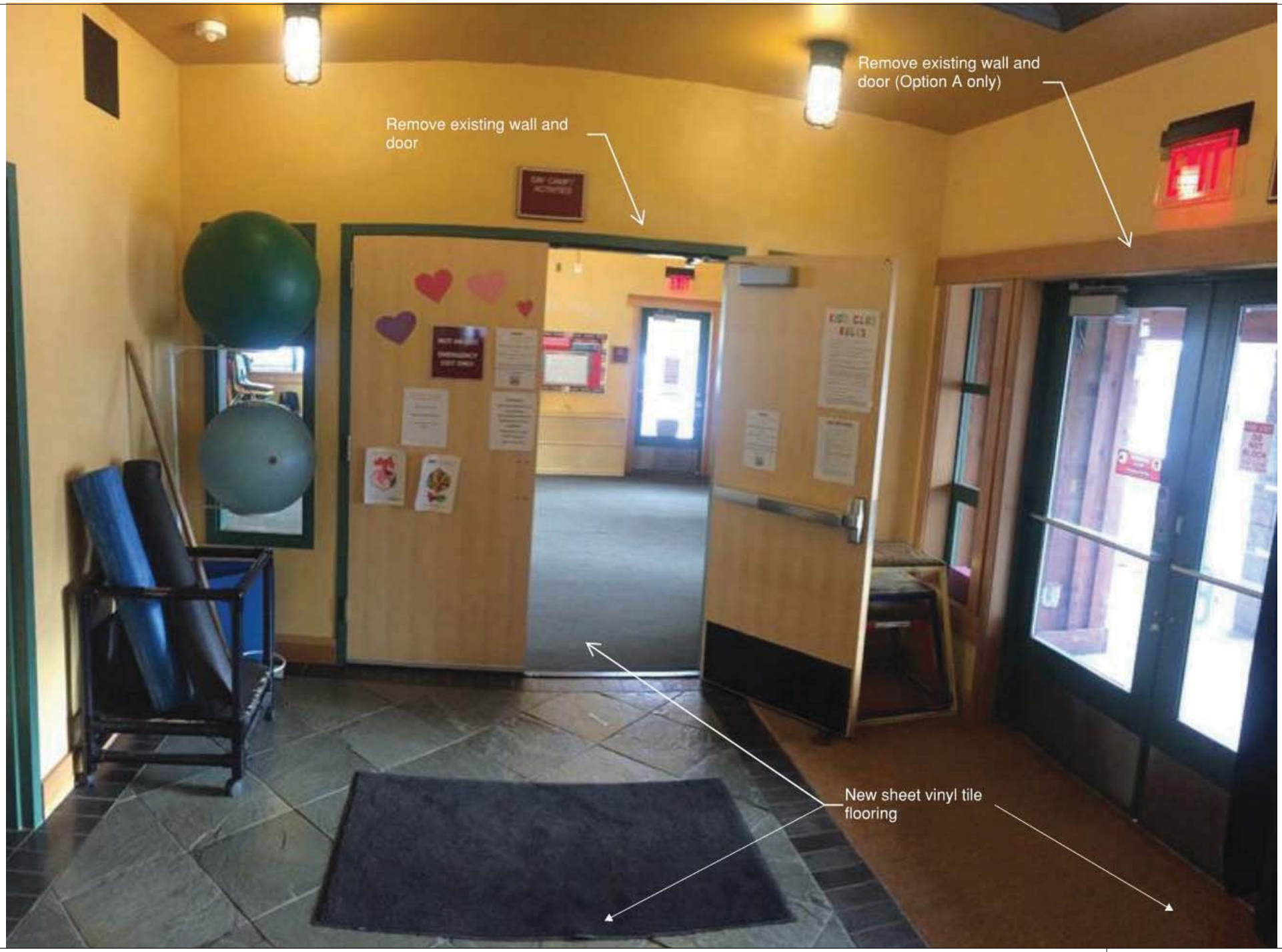
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area Looking to Stretching 2

12
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area at Bathrooms

13
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area Looking to Reception

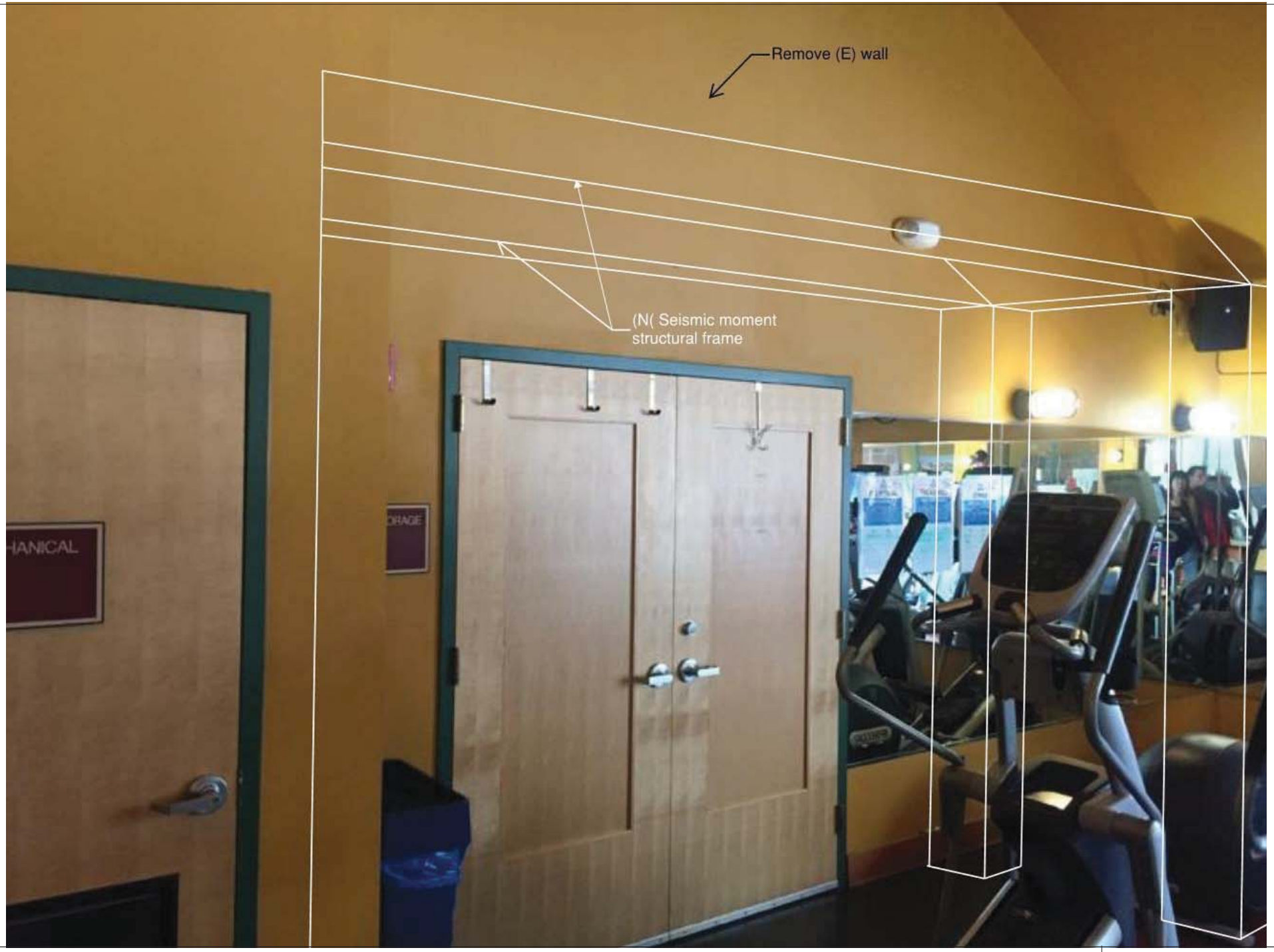
14
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Corridor Looking West

15
Scale
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area at Moment Frame

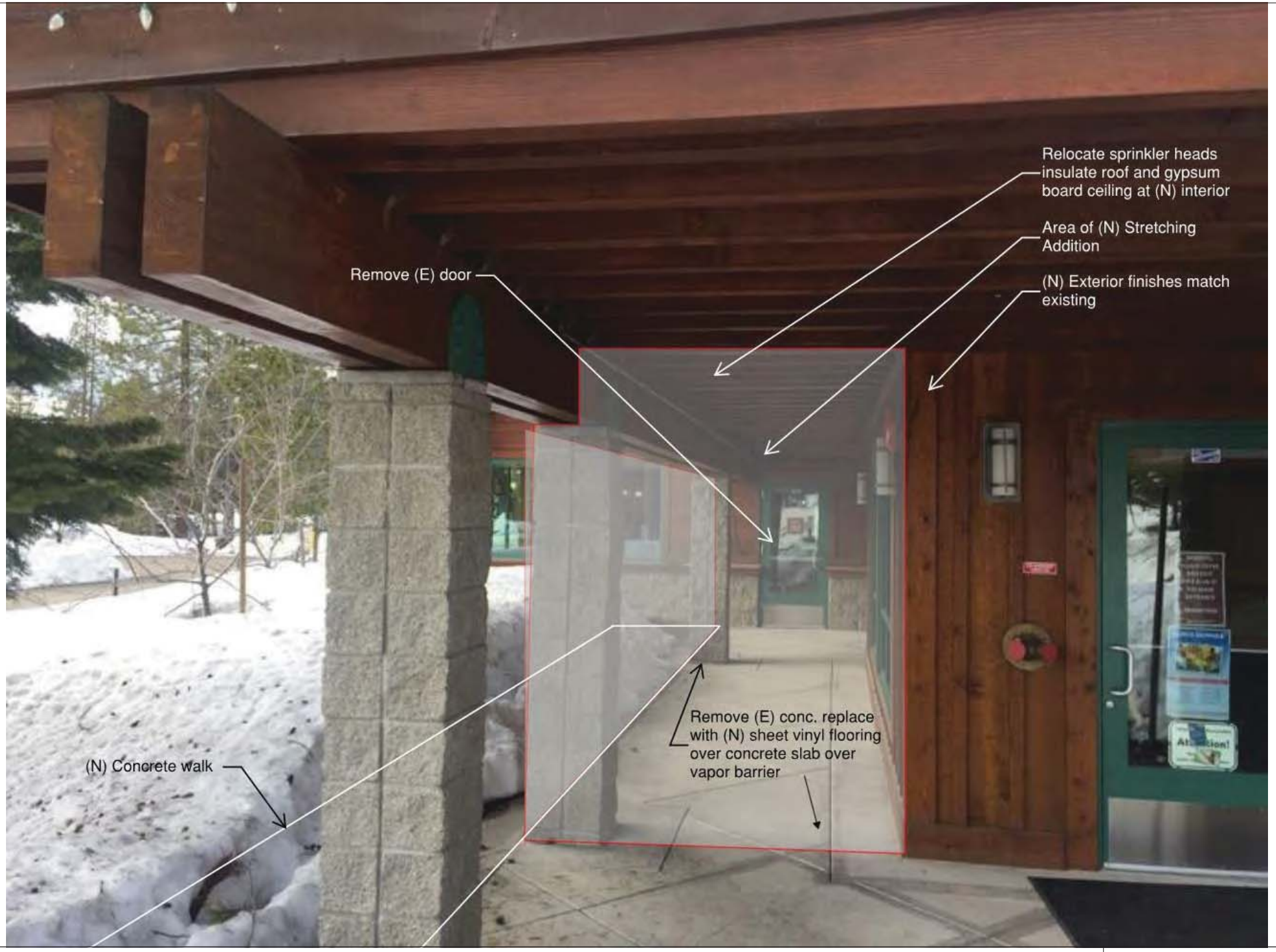
16
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Exercise Area Looking West

17
Scale
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Stretching Exterior Addition

18
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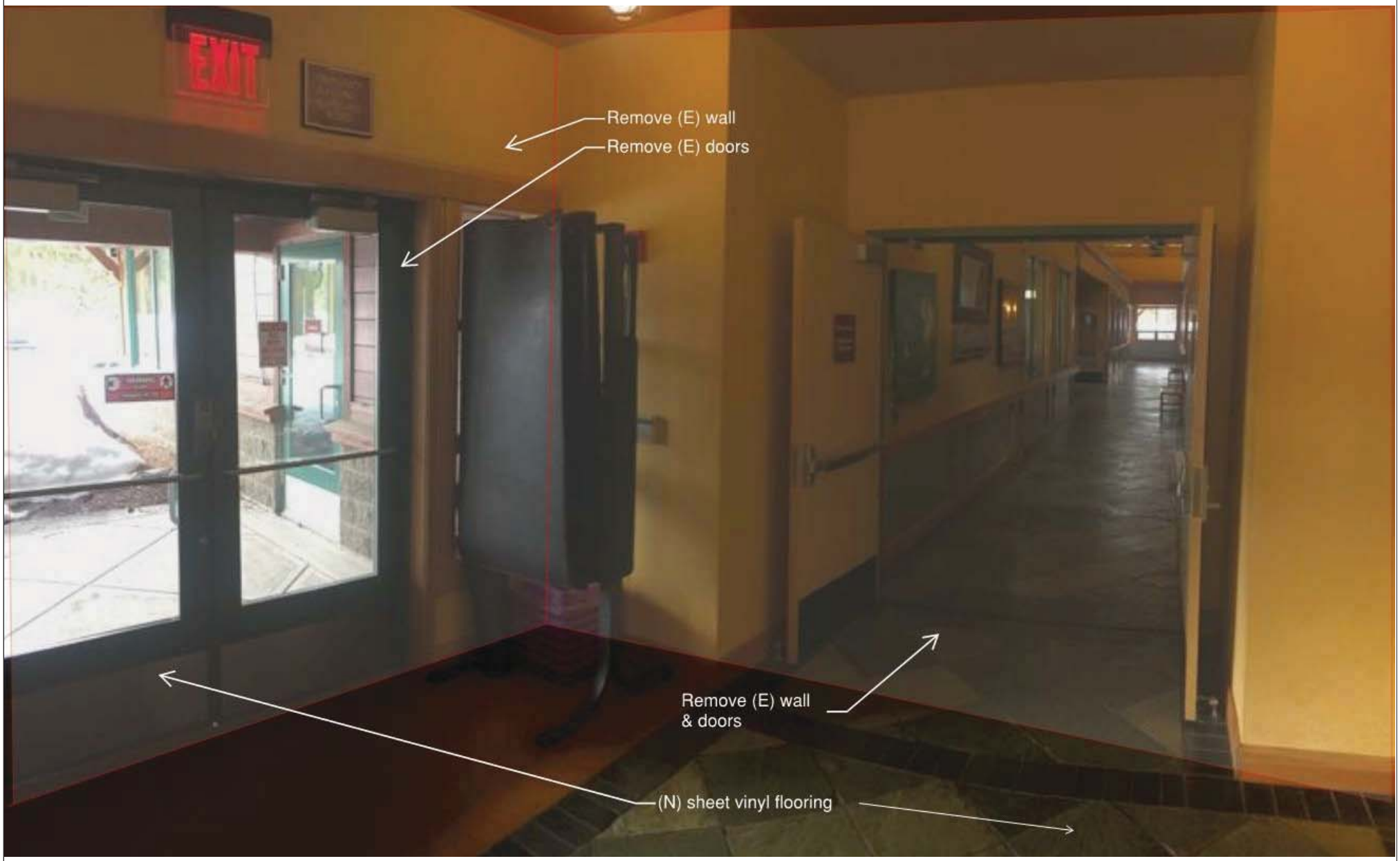
Date 3/1/17

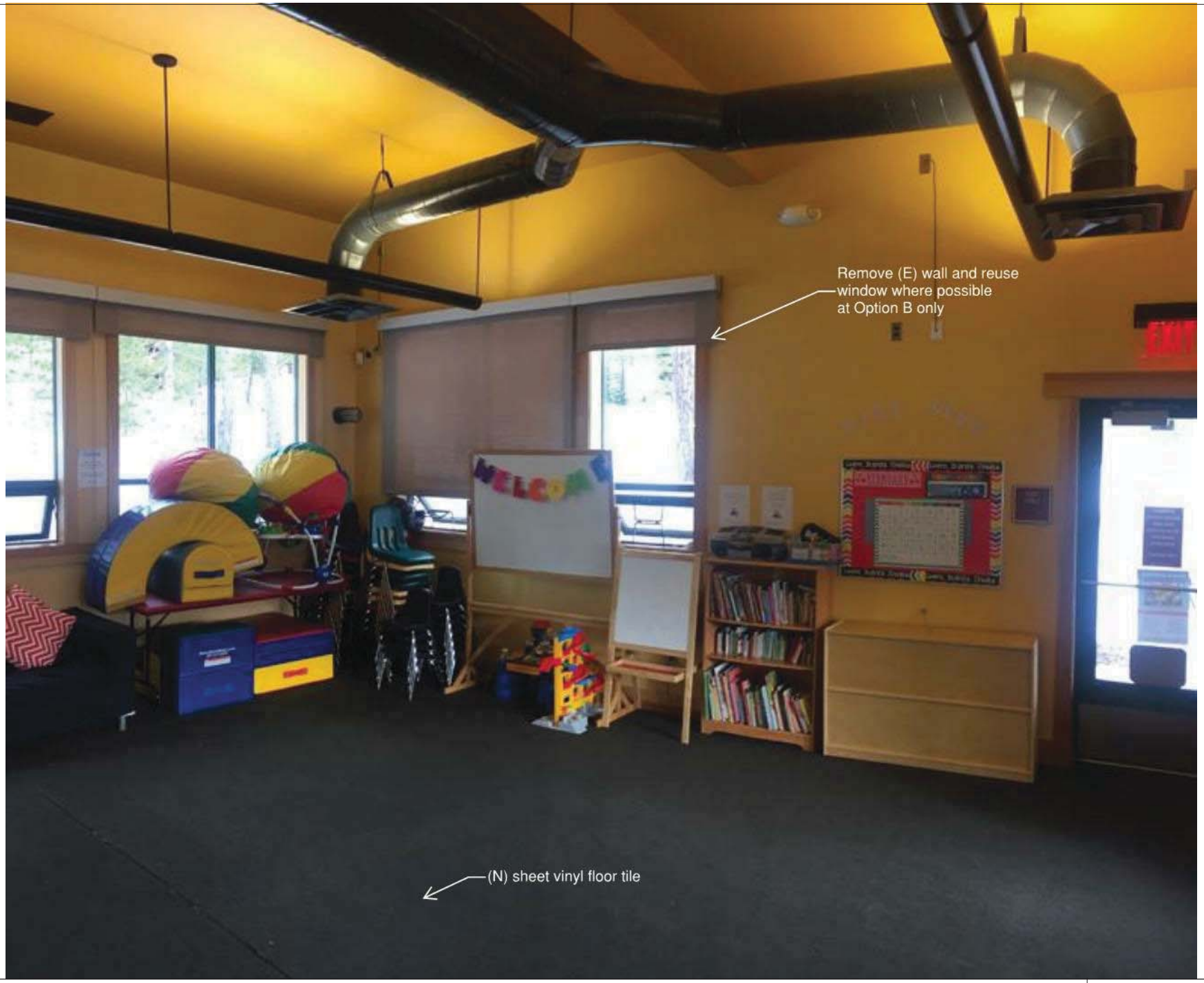


TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Foyer Between Exercise & Stretching

19
Scale
Date 3/1/17



TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

New Free Weights & Streching

20
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

New Food and Beverage Area

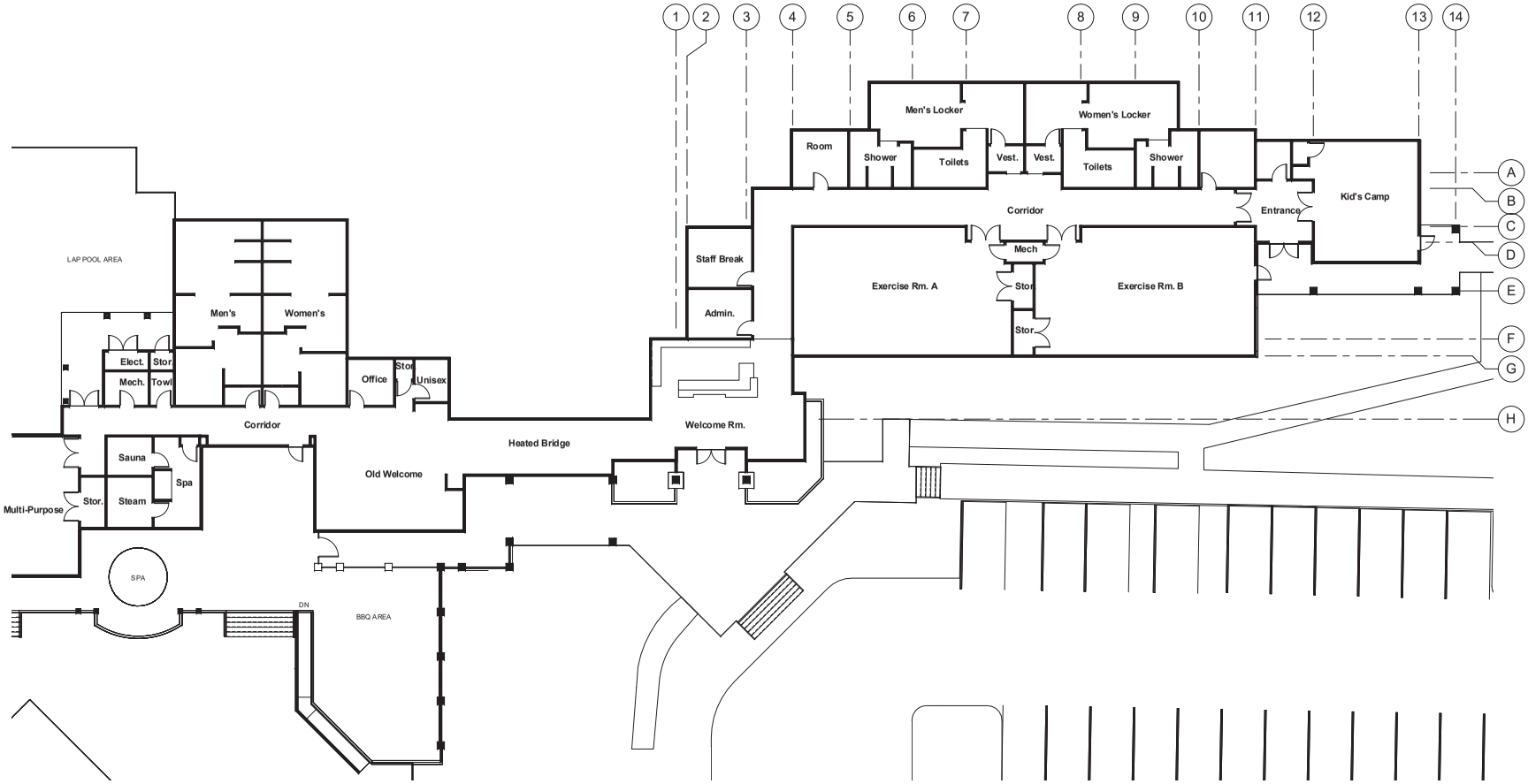
21
Scale
Date 3/1/17

TGM ARCHITECT
TODD GORDON MATHER

Trout Creek Recreation Center
Feasibility Study

Option B Addition

22
Scale
Date 3/1/17



TGMARCHITECT
TODD GORDON MATHER

PO Box 7675 Tahoe City CA 96145
530 414 4662 TGMarchitect.com

Trout Creek Recreation Center Feasibility Study

12790 Northwoods Boulevard
Truckee, CA 96161

REVISIONS

JOB NUMBER	1434
FILE NUMBER	X
ISSUE DATE	1/6/17
SUBJECT	Feasibility Study
SCALE	3/32" = 1'-0"
TITLE	

EXISTING FLOOR PLAN

A2.1

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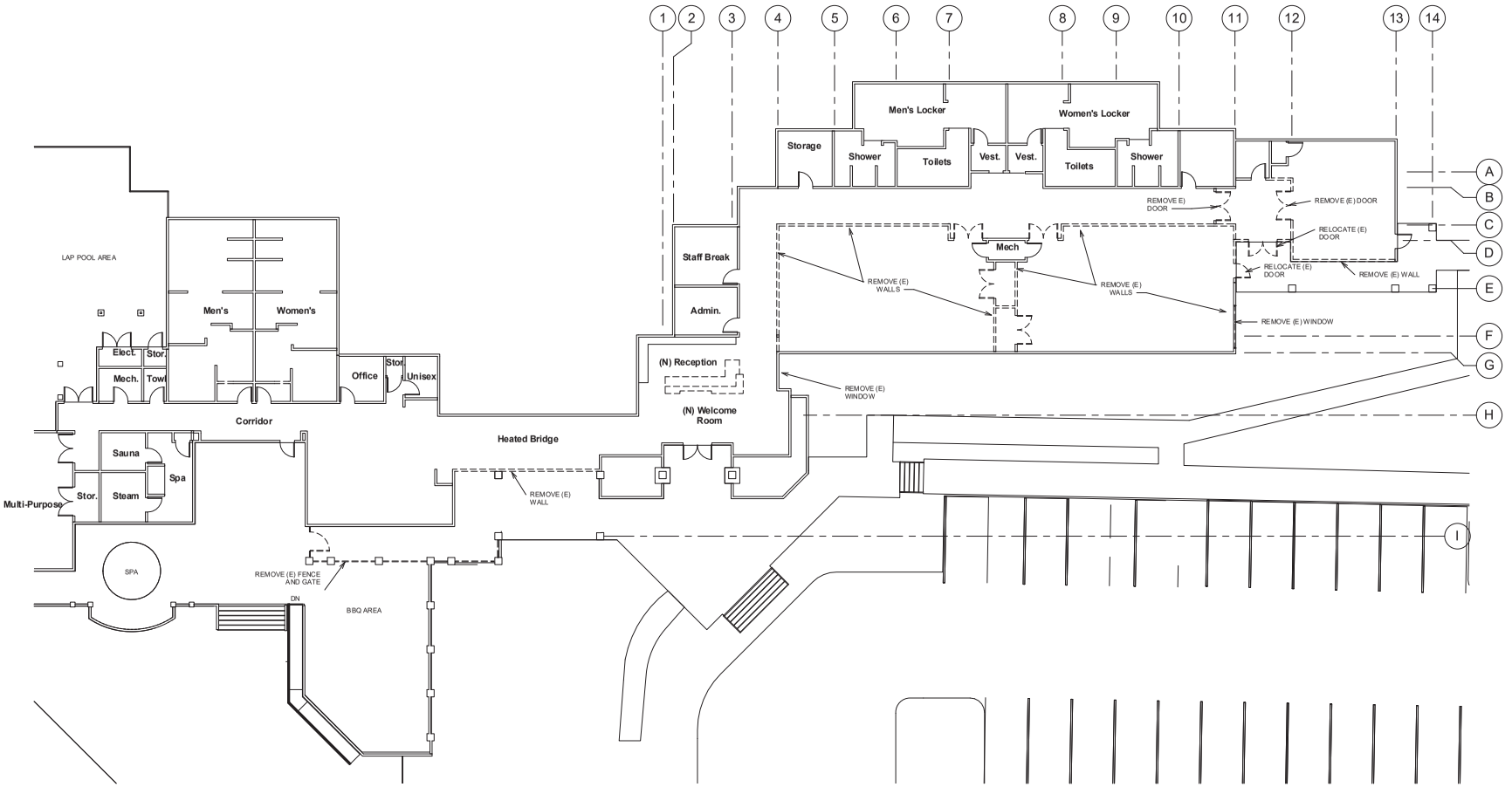

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Trout Creek Recreation Center Feasibility Study

12790 Northwoods Boulevard
Truckee, CA 96161

REVISIONS

JOB NUMBER	1434
FILE NUMBER	X
ISSUE DATE	1/6/17
SUBJECT	Feasibility Study
SCALE	3/32" = 1'-0"
TITLE	

DEMOLITION PLAN

A2.2

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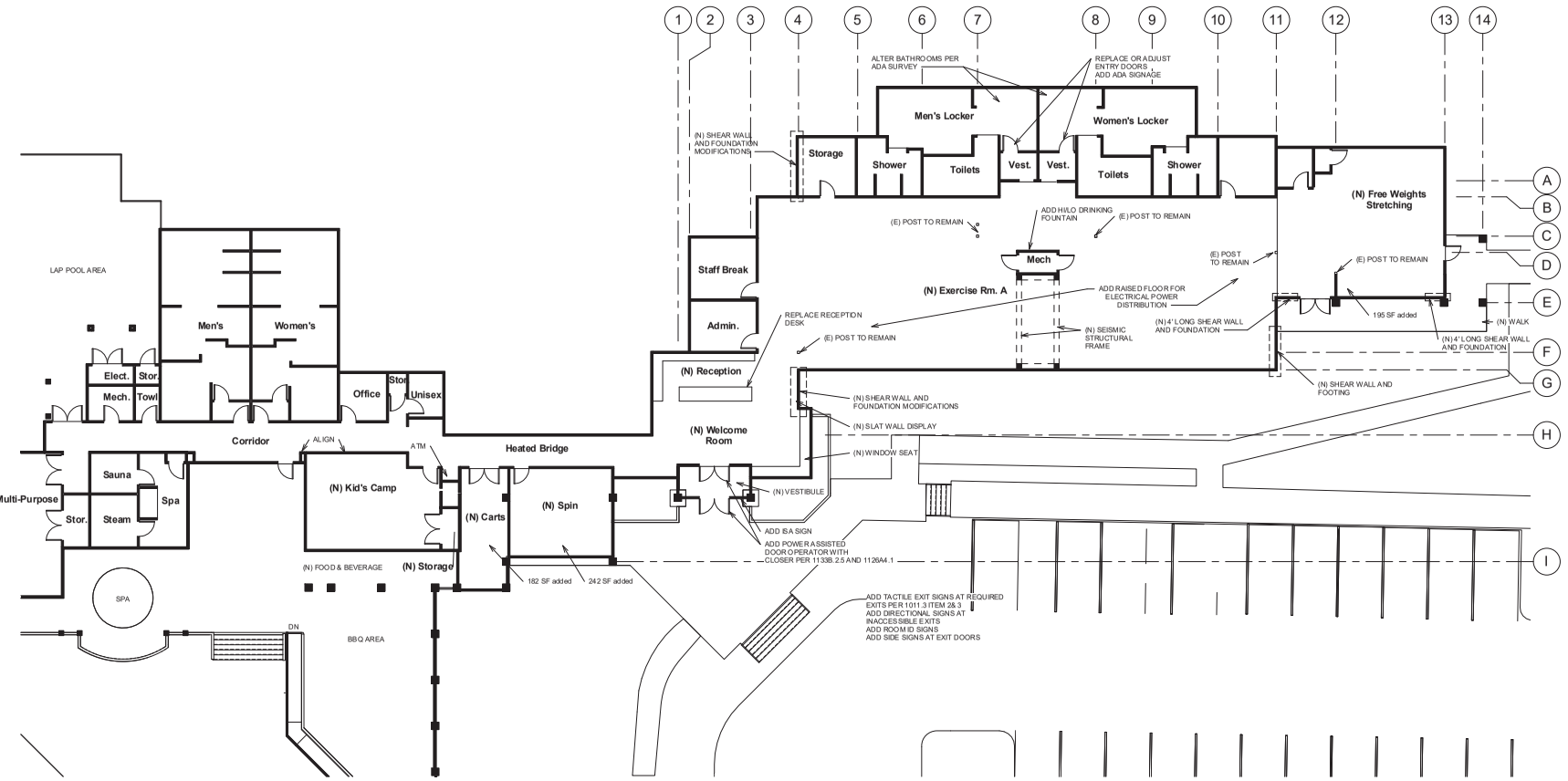

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SUBJECT	Feasibility Study
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TITLE	

NEW FLOOR PLAN

A2.3

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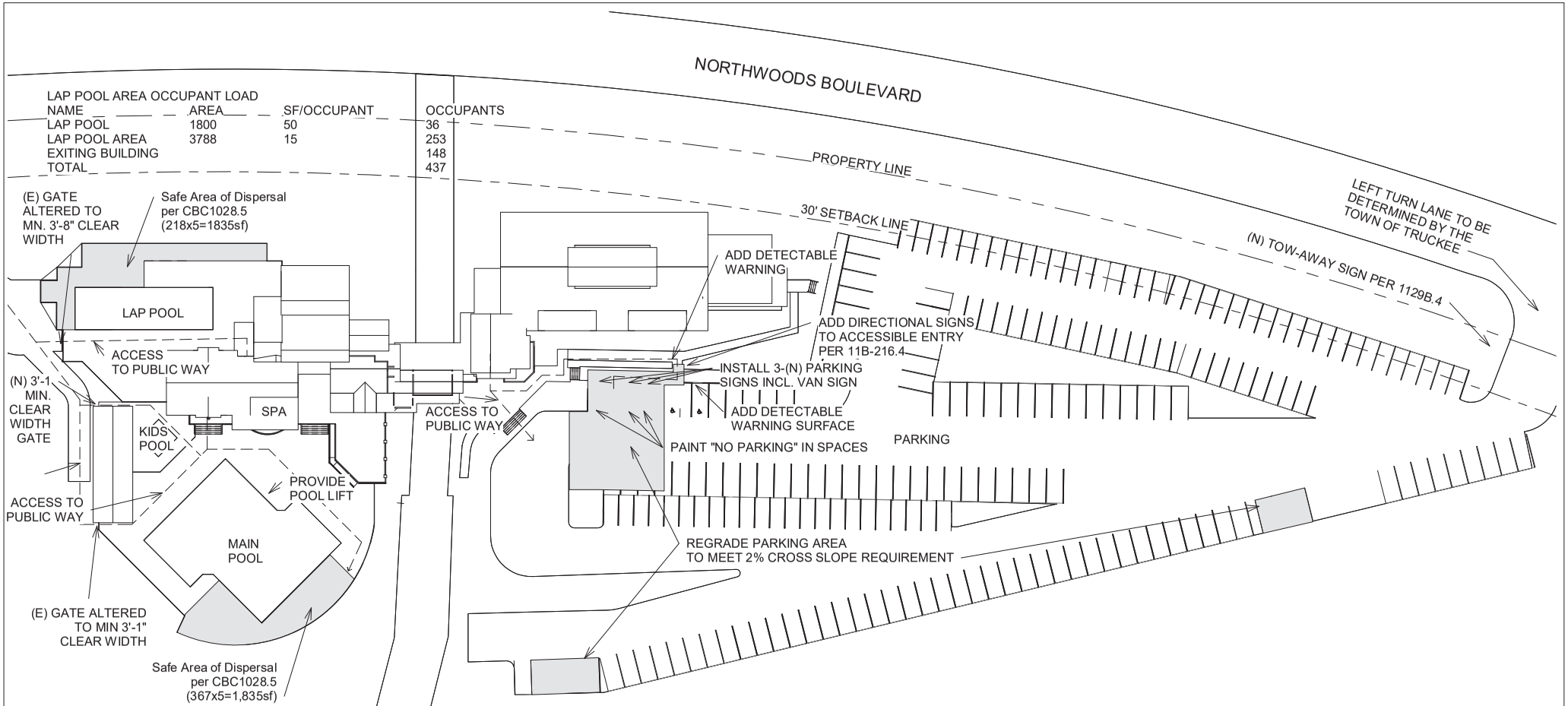

LAP POOL AREA OCCUPANT LOAD

NAME	AREA	SF/OCCUPANT	OCCUPANTS
LAP POOL	1800	50	36
LAP POOL AREA	3788	15	253
EXITING BUILDING			148
TOTAL			437

MAIN POOL AREA OCCUPANT LOAD

NAME	AREA(SF)	SF/OCCUPANT	OCCUPANTS
MAIN POOL	4,628	50	93
MAIN POOL DECK	6,129	15	409
SPA POOL	113	10	11
SPA POOL DECK	439	15	31
KIDS POOL	225	20	11
KIDS POOL DECK	1062	15	71
EXITING BUILDING			108
TOTAL			733

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New Area Plan - Option A

A0.3A
Scale 1" = 50'-0"
Date 3/1/17