

CAPITAL PROJECTS UPDATE

BOARD MEETING 2/22/2020



TAHOE DONNERSM

TROUT CREEK PROJECT UPDATE

GRAND REOPENING CELEBRATION + RIBBON CUTTING 2/15/2020

PRE-RENOVATION, CLOSED IN + OUTDATED



POST-RENOVATION, OPEN + MODERN



TROUT CREEK PROJECT UPDATE- RECONCILIATION

3/21/2018 BOARD OF DIRECTORS PROJECT APPROVAL - \$2.4M

- \$1,630,000 RR & \$770,000 DF
- Siteline Architects and Mt Lincoln Construction Cost Estimate - \$2,314,635
- Move Forward to Planning Commission

7/12/2018 BOARD OF DIRECTORS PROJECT APPROVAL - \$2.4M

- Approval to Bid

10/18/2018 BOARD OF DIRECTORS PROJECT APPROVAL - \$2.4M

- Award Contract

10/18/2018 BOARD OF DIRECTORS EXECUTIVE SESSION

- Award Mt Lincoln Contract - \$1,234,028

TROUT CREEK PROJECT UPDATE- RECONCILIATION

10/18/2018 BOARD OF DIRECTORS EXECUTIVE SESSION CONTRACT AWARD

- Mt Lincoln Construction - \$1,234,028
- Fees - \$331,036
- CASP - \$375,000
- Contingency \$411,936
- Liquidated Damages Payout - \$48,000

2020 ACTUAL

- MT Lincoln Contract w/ CO's - \$1,693,371
- 2020 Approved RR Projects - \$254,629
- Project Current Forecast - \$1,948,000
- Budget = \$2,400,000 - \$185,000 (dif. CASP) = \$2,215,000
- Contingency = \$267,000

CAPITAL SPENDING PLAN

Board of Directors modification to 2020 capital spending plan discussion

- Modifying snowmaking prioritization projects
- Deferring Mile Run

2020 Development	Yr	Budget	2020 Forecast	2021 to 2023	PO#
New Accessibility Improvements	2020	\$ 150,000.00			
Snowmaking on Select Nordic Trails (Ph 1 & 2 2020)(Ph 3 & Phs 4 post 2023)	2020	\$ 550,000.00			
Downhill Ski Lodge	2020	\$ 350,000.00		TBD	
Snowmaking to Eagle Rock	2020	\$ 550,000.00			
Regrade Mile Run to 8% minimum slope	2020	\$ 500,000.00			
Covered Stairway, connected parking lots	2020	\$ 150,000.00			
Implement Trail, Trailhead projects on the 5YIP	2020	\$ 150,000.00		\$ 150,000.00	
Trout Creek Expansion (DF Phases 1 & 2)	2020	\$ 275,000.00			
Snowmaking at Snowplay	2020	\$ 185,000.00			
Feasibility Studies	2020	\$ 70,000.00		\$ 150,000.00	
Future Land Acquisition (previous unspent \$ roll forward)	2020	\$ 60,000.00		\$ 180,000.00	
	2020	\$ -			
		2,990,000			

As reported in the - 2020 Budget - Development Fund - 2020 Spend-CFP

DEVELOPMENT FUND – 2020 SPEND/CFP

	Project	2020	2021	2022	2023
Association Wide	New Accessibility Improvements	150,000			
ACAC	Snowmaking on select Nordic Trails (Planning 2019) (Ph 1+2 - 2020) (Ph3 and Ph 4 post 2023)	550,000			
Downhill Ski Resort	Downhill Ski Lodge	350,000	TBD	TBD	TBD
Downhill Ski Resort	Snowmaking to Eagle Rock	550,000			
Downhill Ski Resort	Regrade Mile Run to 8% minimum slope	500,000			
The Lodge	Covered Stairway, connecting parking lots	150,000			
Trails and Open Space	Implement trail/trailhead projects on the 5YIP	150,000	75,000	75,000	
TCRC	Trout Creek Expansion	275,000			
TCRC	Snowmaking at Snowplay	185,000			
Association Wide	Feasibility Studies (Aquatics in 2020)	70,000	50,000	50,000	50,000
Association Wide	Future Land Acquisition (previous unspent \$ rolls forward)	60,000	60,000	60,000	60,000
Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead		2,990,000	185,000	185,000	110,000
	Direct and Allocated Overhead	311,000	311,000	311,000	311,000
	Expenditures Total	3,301,000	496,000	496,000	421,000
3.0%	Inflation Factor	99,000	30,000	45,000	51,000
	Total Including Inflation	3,400,000	526,000	541,000	472,000
2019	< BASELINE YEAR FOR INFLATION FACTOR				
2.0%	Interest Income	124,000	104,000	144,000	187,000
8.0%	Income Tax Expense	10,000	8,000	12,000	15,000
	Bad Debt Expense	7,000	7,000	7,000	7,000
	Member Equity Transfer (Projected)				
20	<Years: Normalized Contributions >	355	375	395	415
6473	Annual Contribution	2,298,000	2,427,000	2,557,000	2,686,000
	Beginning	6,200,000	5,205,000	7,195,000	9,336,000
	Ending	5,205,000	7,195,000	9,336,000	11,715,000
		Yr 2020	Yr 2021	Yr 2022	Yr 2023

~\$3.5 million of DHSki lodge building replacement will be funded from RRF components

Reasonableness test
 $11.7 + 3.5 = 15.2m$
 $\$15.2m / \$700/sf =$
 $\sim 21,700sf$

Yellow at bottom is DHSki building savings in DVF projection

CAPITAL PROJECTS FOR GPC DISCUSSION

- Trout Creek Parking Lot Expansion – DF
- Glacier Way Parking Lot Expansion – DF
- Maintenance Yard Fuel Tank Replacement & Roof – DF/RR
- Marina BBQ Pits – RR
- Forestry Building Remodel Upstairs for Staff Offices – DF/RR
- Road to Forestry from Skislope – DF
- ACAC North Entrance Snow Melt – DF/RR
- ACAC Cash Register Checkout – RR
- POTH Remodel to Tap House or Other – DF/RR
- Cook House in Eur Valley – DF



DF PLANNING FOR OTHER BUILDING REPLACEMENT PROJECTS

- Northwood Clubhouse
- Tennis Center
- Marina
- Campground
- Amenity-wide permanent storage facility at forestry - DF



Five Year Budget - RRF Summary by Location

Replacement Reserve Fund - Tahoe Donner Association

Location	2020	2021	2022	2023	2024	5 Yr Total
Administration	570,504	683,402	266,087	65,935	94,257	1,680,185
Alder Creek Café	0	9,621	0	11,096	10,236	30,953
Bikeworks	23,238	28,824	24,652	25,392	31,497	133,603
Campground	2,018	19,482	15,188	9,294	5,559	51,541
Capital Projects	215,626	222,095	228,758	235,621	242,689	1,144,789
Chalet House	0	2,661	0	0	0	2,661
Cross Country	156,802	161,233	158,433	222,437	183,787	882,692
Equestrian Center	17,128	30,318	52,046	26,482	31,809	157,783
Food Trailer	0	0	0	10,006	0	10,006
Forestry	167,877	243,091	135,461	199,631	253,135	999,195
General Maintenance	8,185	18,993	11,071	33,949	26,770	98,968
Golf Complex	2,018	326,328	16,640	35,804	52,377	433,167
Golf Course	2,478,550	558,856	595,296	284,421	331,036	4,248,159
Information Technology	623,917	620,719	726,241	624,499	617,326	3,212,702
Maintenance	66,816	236,804	79,596	72,042	317,101	772,359
Marina	114,218	142,424	93,883	135,023	245,983	731,531
No. Woods Pool Bldg	2,947	41,229	38,711	0	67,728	150,615
Northwoods Clubhouse	56,123	171,190	57,142	159,077	246,052	689,584
Pizza	5,106	137,322	12,780	9,457	77,738	242,403
Recreation	18,615	6,903	194,612	5,531	56,478	282,139
DHSki - Mountain Operations	448,093	701,430	924,510	4,183,503	706,587	6,964,123
Snowplay	25,646	3,629	28,886	44,441	5,275	107,877
Tennis Complex	71,486	269,369	48,415	141,869	73,827	604,966
The Lodge	63,434	315,572	88,029	82,573	62,034	611,642
Trails	1,008,259	432,515	626,379	188,579	108,839	2,364,571
Trout Creek Bldg	936,977	499,436	117,887	236,366	196,103	1,986,769
Trout Creek Pool Spa	107,304	123,984	96,393	80,509	113,001	521,191
Grand Total	7,190,887	6,007,430	4,637,096	7,123,537	4,157,224	29,116,174

	2020	2021	2022	2023	2024
Annual Assessment contribution to RRF	\$ 4,847,440	\$ 5,041,338	\$ 5,242,991	\$ 5,452,711	\$ 5,670,819
Percent Change	4.0%	4.0%	4.0%	4.0%	4.0%
RRF project completion 100%	2020	2021	2022	2023	2024
RRF beginning balance	\$ 12,400,000	\$ 10,263,153	\$ 9,477,015	\$ 10,262,861	\$ 8,765,501
Annual Expenditures @100%	\$ 7,190,887	\$ 6,007,430	\$ 4,637,096	\$ 7,123,536	\$ 4,157,225
% Funded Ratio at Beginning of Year	30.60%	24.89%	22.32%	22.89%	19.57%
Trending 80% actual	2020	2021	2022	2023	2024
RRF beginning balance	\$ 12,400,000	\$ 11,701,330	\$ 12,116,678	\$ 13,829,944	\$ 13,757,291
Annual Expenditures @ 80%	\$ 5,752,710	\$ 4,805,944	\$ 3,709,677	\$ 5,698,829	\$ 3,325,780
% Funded Ratio at Beginning of Year	30.60%	28.38%	28.53%	30.86%	30.71%



TAHOE DONNER SM

DOWNHILL SKI LODGE REPLACEMENT

Downhill Ski Lodge Task Force work to date

- Charter finalized
- Skier usage data by staff finalized
- 16K Square Foot Lodge Request Responded To
- Lodge size methodology agreed to
- Comfortable carrying capacity target established at 1,000
- Staff presented member outreach engagement plan

Board discussion on task force

DSR Usage Data Summary

	Number of Peak Days > xx							Total Season	Total Days>700	% skiers>700
	700	800	900	1000	1100	1200	1300	Skiers	Skiers	Skiers
<i>Snowmaking since 2015-2016 Season</i>										
2018-2019 season	22	19	16	11	7	4	3	47292	22590	48%
2017-2018 season	9	5	0	0	0	0	0	34462	7158	21%
2016-2017 season	23	21	20	12	11	5	4	51271	25233	49%
2015-2016 season	28	26	20	17	13	10	8	55154	32136	58%
2014-2015 season	6	2	1	0	0	0	0	9177	4778	52%
2013-2014 season	0	0	0	0	0	0	0	3961	0	0%
2012-2013 season	26	23	20	15	11	10	9	48151	30750	64%
2011-2012 season	3	3	2	1	1	1	1	22215	3337	15%
2010-2011 season	28	21	19	17	15	11	9	59239	34447	58%
2009-2010 season	34	28	25	22	15	9	7	60849	38994	64%
2008-2009 season	26	22	18	17	14	11	7	49931	29589	59%
	205	170	141	112	87	61	48	0	229012	54%
Average	19	15	13	10	8	6	4			
3 YR Average	18	15	12	8	6	3	2			
5 yr Average	18	15	11	8	6	4	3			
Snowfall > 200" Avg	25	21	17	14	11	8	6			



DOWNHILL SKI LODGE REPLACEMENT

Staff Procuring Consultant

- Currently reviewing draft proposal
- Engaged to re-evaluate appropriate CCC based on all data
- Programming document identifies spaces, size, and relationship of space
- Data Points
 - CCC
 - Budget
 - Building constraints
 - Industry standards and Tahoe Donner needs
- Outcome: Alternatives Analysis showing pros/cons of replace in kind vs process method

