

Down Hill Ski Lodge Workshop Agenda

- Introduction – Don Koenes/David Mickaelian
- Background – Jim Beckmeyer
- Programming Analysis Report – Jon Mitchell/Larry Young
- Sizing Discussion – All
- Approach moving forward – David Mickaelian/Jon Mitchell
- Question/Answer



Background

Ski Resort Master Planning History

- Original work 2013
- GOC Subcommittee launch February 2017
- ECOsign engagement
- Incremental accomplishments
- 2H 2019 – Board approval for lodge replacement
- January 2020 Lodge Task Force launched
- Ward-Young engagement
- August 2020 – The Lodge at Downhill Ski formally aligned with Board
- September 2020 – initial lodge focused interactive workshop

Downhill Ski Lodge Building Program

Draft Report from Ward-Young supplied in
board books

September 18, 2020

WARD ARCHITECTURE & PLANNING
YOUNG

Sizing Discussion

TD Ski Lodge Data Sizing Tool Kit

		4 Year Avg	2 Years w/ Dynamic Pricing
Sq Ft	CCC	# Days > CCC	# Days > CCC
20000.0	600	26.8	25.0
22000.0	660	23.5	21.0
24000.0	720	22.2	20.5
26300.0	770	20.5	17.5
29700.0	880	17.0	14.0
34200.0	1000	12.2	10.5

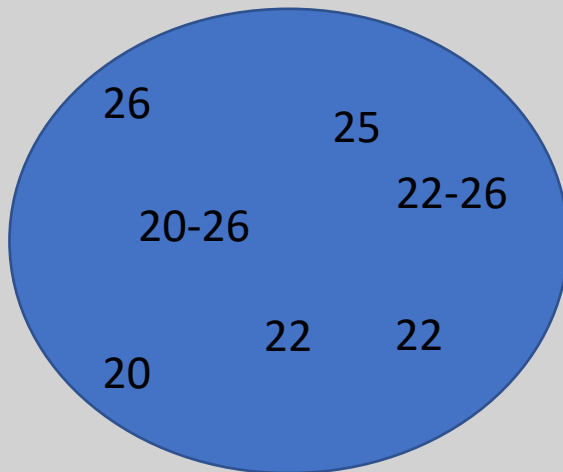
CCC	Avg Days > CCC +20%
600	22
700	15
800	13
900	8
1000	6



Sizing Discussion

Task Force Sizing Discussion 9/14/20

Polling of sizing – K Sq Ft



- The smaller size lodge would not include the yurt space unless a business decision drove it to be within the lodge
- The yurt should not be considered permanent; requires replacement down the road; is not in ideal location; is aging
- Timing is important – the smaller the lodge the quicker we can build
- Timing is important due to legal risk – ada and bldg. code compliance
- Build it right the first time
- Agree that a sizing range is good for Friday's discussion
- Focus on available funds to be a primary driver



Approach/Process

- Workstream
 - Member communication/outreach
 - Financial analysis
 - Operations/Business Plan
 - Sourcing event

Questions/Answers