

DECISION PAPER



DATE: October 16, 2020

TITLE: Phase 1 Snowplay Snowmaking

RECOMMENDATION:

By Motion

Authorize General Manager to enter into an agreement not to exceed \$115,000 with PFM Snowmaking to complete Phase 1 of the Snowplay snowmaking construction project.

BACKGROUND:

Since the successful installation and implementation of snowmaking at the Downhill Ski Area in 2015, the GPC and management have inquired about snowmaking at Snowplay. Snowmaking at the Downhill Ski Area provided the association with an insurance policy securing the ability to open a portion of the ski area, as well as protecting key association revenue, which significantly offset member dues.

Installation of snowmaking at Snowplay will provide the same benefit to the association as downhill ski. On good snow years, Snowplay operates approximately 55-60 days per season. On low snow years/drought years, Snowplay operating days range from 30-45 days (many of these days are at a reduced rate if we are not offering tube runs). Over the past ten years, Snowplay has had low snow/drought years for the 2011-2012, 2013-2014, 2014-2015, 2017-2018 and 2019-2020 seasons. Return on investment analysis using the past 10 years' weather results and applying those conditions to the next 10 years, shows complete recoup of investment after two low snow/drought years that keep Snowplay from opening during the holiday periods.

The General Planning Committee and management prioritized snowmaking at Snowplay during budget cycle in 2018 to begin cost analysis and design options. In 2019, utilizing Development Funds, staff began design and preliminary permitting work. Working with consultant Pure Flow Mechanics (PFM), staff completed the preliminary design plans.

On April 9, 2020 the Board approved staff to Proceed with final design and permitting with a soft cost budget not to exceed \$30,000.

ANALYSIS:

The Town of Truckee has determined that a use permit amendment requiring Planning Commission approval is necessary to permit permanent snowmaking at Snowplay. The earliest

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the planning commission can provide use permit amendment approval for the project is December, 2021. The Town of Truckee has granted a temporary use permit for the association to make snow for up to 14 nights this fall which would allow guaranteed snow at Snowplay for the beginning of the 2020/2021 winter season. In order to accommodate the utility needs for temporary snowmaking and comply with the Town of Truckee permitting and Truckee Donner Public Utility District requirements, the project has been broken into two construction phases as follows:

- **Phase 1 – Permanent Utility Installation for Winter 2020/2021 Temporary snowmaking - \$115,000**
 - Install permanent waterline with water meter to site
 - Install pump
 - Install backflow preventer
 - Install Vault for meter, pump, backflow preventer
 - Borrow Fan gun from Downhill
 - Includes 15% contingency
- **Phase 2 – Final Construction - \$82,000**
 - Install remaining utilities for permanent snowmaking installation
 - Purchase two (2) fan guns for Snowplay.

It is important to note that if the use permit amendment is denied and permanent snowmaking is not allowed, the utility installation cost is not wasted. A permanent water source is needed within the next five years at this location for future permanent Snowplay restrooms as well as backup irrigation at the driving range.

OUTREACH:

Staff has conducted member outreach for this project consisting of:

- Direct mail notification and request for feedback sent to adjacent homeowners
- Demonstration and Q+A Session: February 29, 2020 @ 9:00AM
- Two member comments were received with two in favor of and zero opposed to Snowplay snowmaking
- Homeowner Nextdoor posts with 25 comments – mostly positive
- Presented project information and update at January, February and March board meetings

ENVIRONMENTAL:

Tahoe Donner Association follows the California Environmental Quality Act (CEQA) Guidelines for all capital projects. Given the project type and design, the proposed permitting actions are covered under a CEQA Categorical Exemption. A Town of Truckee Use Permit modification as well as a grading permit will be needed for this project. The use permit modification will require planning commission approval currently slated for December 2020. The grading permit is pending.

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ALTERNATIVE:

Wait for the Town of Truckee to approve the permanent change of use permit amendment in the winter of 2021 and construct the full project in the summer/fall 2021.

FISCAL IMPACT:

Project Costs	
Soft Costs	\$20,000
Phase 1 Construction	\$100,000
Phase 2 Construction	\$82,125
10% contingency	\$18,212
Project Total	\$220,337

Phase 1 total construction cost with contingency is \$115,000. The total project costs including all soft cost expenses to date, construction and contingency is \$220,337. This project is funded out of the Development Fund. The 2020 approved Development Fund budget for Snowplay snowmaking soft costs is \$30,000. The 2021 proposed Development Fund budget for Snowplay snowmaking is \$200,000, if approved a portion of this will be accelerated to the 2020 budget.

ATTACHMENTS:

N/A

Prepared by: Jon Mitchell

Reviewed by: Miguel Sloane

General Manager Approval: _____ Date: _____