

Lodge Task Force Update for Ward Young

5/4/2020

Schedule Update

- Draft Study For Task Force Review
 - Original Contract Date – 4/29/20
 - Current Schedule – 6/1/20
- Final Study Complete
 - Original Contract Date – 5/15/20
 - Current Schedule – 6/12/20
- Present Findings to Board
 - Original Contract Date – Week of 5/25
 - Current Schedule – June Board Mtg – 6/26/20

Programming Analysis Update

- Conducted Virtual walkthrough with Larry Young & management – 4/13/20
 - Space by space detailed discussion of current state and what is needed
 - Miguel & Rob – utilize future state needs analysis
 - Larry - Photos



Programming Analysis Update

Meeting Content

Examples of discussion points

- Specific point of sale stations / kiosks
- Doubling path for ski rental area
- Rental shop sizing today vs future - 1/3 size it needs to be per industry Standard
- Ski school gathering area (slide 7)
- Food & Beverage eating space expansion
- Bar space expansion
- No retail specific space required
- Break room – 40 employees at a time; table requirements
- Ski Patrol location in building
- Storage needs

In Closing

- This detailed discussion provided a foundation for design layout

Programming Analysis Update – 5/1/20

- **Ward Young developed working paper to flush out current capacity and needs**
 - Analyzing Ecosign assumptions
 - Analyzing industry standards
 - Correlating all data to Tahoe Donner needs
 - Example – Industry standard dining seating turn around 3x/day
Tahoe Donner Turnaround – 1.5x/day
 - What is actual capacity of current lodge
 - Management: today adequately accommodates 350 skiers on bad weather days; 7-800 skiers on good weather days
 - 30-50% of lodge dining occupants are non skiers – 1 person taking 4 chairs
 - Develop appropriate space increases based on:
 - Needs, industry standards, CCC
 - WY wants to move away from Ecosigns 18sf/skier. Base sizing decisions on needs for targeted # of skiers

Programming Analysis Update – 5/1/20

Ward Young brought 4 pages of Q & A

- Confirming flow and circulation, including ques: ticketing, ski school, rental shop, F&B
- Restroom demands: by floor and locations
- Office space clarifications
- Break room needs
- Bottom shop demands

Programming Analysis Update

- Developing new spaces and relationships of spaces
 - Understanding flow/circulation/Ideal Layout
 - What works today & what doesn't work
 - What is the ideal layout For efficiency and best use of space
 - Lots of discussion on F&B space; 1.5 turns vs 3, non skier space utilization
 - Specific focus on rental space: inventory, flow, area layout.....
- Larry Young to provide update to task force in a special meeting later this week – Pick a Time at todays mtg

Yurt Discussion

- Was built as a temporary structure to allow TD to start offering full day lessons
- Best Place to Begin means having a professional practice facility and flow for new skiers (ie the Diamond Peak model)
- Several inefficiencies
 - No Restrooms & no running water. No hand washing- use baby wipes
 - No Kitchen – Food made in kitchen and delivered by snow-mo
 - Uncovered deck – significant labor hours shoveling and maintaining
 - Parents bring kids from rental to yurt for drop off – less than ideal
 - Ideally kids would get dropped off and have one safe consistent space for all indoor activity throughout day
 - Yurt is in center of our valuable beginner lesson terrain. Interferes with future plans for more efficient covered carpet system
 - Not usable during summer time for day camps do to ADA access limitations