



STAFF REPORT

DATE:

May 19, 2021

TITLE:

Phase 2 Snowplay Snowmaking

RECOMMENDATION:

By Motion:

1. Approve Phase 2 of the Snowplay Snowmaking Construction Project for a total not to exceed \$97,216.45.
2. Authorize the General Manager to enter into a construction contract with Snow Machines Inc. (SMI).

BACKGROUND:

Installation of snowmaking at Snowplay will provide the same benefit to the association as it has to the Downhill Ski Resort. 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 the amenity cannot offer tube runs). Over the past 10 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 application of those conditions over the next 10 years shows complete recoup of investment after two low snow/drought years that would otherwise keep Snowplay from opening during holiday periods.

The General Plan Committee and management prioritized snowmaking at Snowplay during the 2018 budget cycle to begin cost analyses and design options. In 2019, utilizing Development Funding, 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.

On October 23, 2020, the Board authorized the 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. Phase 1 was implemented in October/November 2020, and Snowplay successfully made snow for the 2020-2021 season. Snowplay would not have been operational for the 2020 Christmas holiday without snowmaking activities.

ANALYSIS:

The Town of Truckee has determined that a use permit amendment requiring planning commission approval is necessary to permit permanent snowmaking at Snowplay. A temporary use permit was granted for the 2020-2021 winter season and considered a trial period for the project by the Town. No issues related to snowmaking at Snowplay were reported during the trial period snowmaking activities during. All documents have been submitted, and management is anticipating use permit amendment approval by end of summer 2021. Phase 2 of the project





consists of installing the remaining utilities for permanent snowmaking installation and purchasing two (2) fan guns.

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 grading permit has been issued for this project.

OUTREACH:

The following member outreach was conducted for this project prior to Phase 1 construction:

- Direct mail notification and request for feedback sent to adjacent homeowners
- Demonstration and Q+A Session held on February 29, 2020, at 9AM
- Two member comments received with two in favor of and zero opposed to Snowplay snowmaking
- Homeowner Nextdoor posts received with 25 comments, which were mostly positive
- Project and updated information presented at the following 2020 Board meetings: January, February, March and October

As required from the Town of Truckee for a use permit amendment, a neighbor notification letter was mailed to all residents within 500 feet of the project on December 10, 2020. Capital Projects received two responses back from the notification; one requested more information and one provided positive feedback on the project.

FISCAL IMPACT:

Project Costs	
Planning/Permitting (complete)	\$30,782.0
Phase 1 Construction (complete)	\$102,758.0
Phase 2 Construction Contract (pending approval)	\$27,145.0
Phase 2 10% Contingency (pending approval)	\$2,714.5
Snow Guns (SMI Contract pending approval))	\$66,000.0
Project Total	\$229,400.0

Phase 2 total construction cost with contingency is \$97,216.45. The total project cost including all soft cost expenses to date, construction and contingency is \$230,757. This project is completely funded out of the Development Fund. The 2020 approved Development Fund budget for Snowplay snowmaking soft costs was \$30,000. The 2021 approved Development Fund budget for Snowplay snowmaking was \$200,000.

ALTERNATIVE:

Do not proceed with Phase 2 Snowmaking and do not continue to make snow at Snowplay at this time.

ATTACHMENTS:

N/A

Prepared by: Jon Mitchell, Director of Capital Projects

General Manager Approval: _____ Date: _____

