

# Tahoe Donner Lodge Task Force Subcommittee

## Meeting Minutes – August 17, 2021

### Time and Location

1:00 p.m. via teleconference

The meeting was called to order by the chair at 1:02 p.m.

### Task Force Members Present:

Jim Beckmeyer, George Rohrback, Rob McCray, Michael Sullivan and Jim Colbert

### Staff Present:

Jon Mitchell, Robert McClendon, Ali Dickson and Robin Bennett

### Board Members:

None

### Guests Present:

Yunhee Yoo, Jeff Shellito, John Maciejewski, Joseph Balan, and Benjamin Levine

Jim Beckmeyer briefly mentioned the logistics for the meeting. Jon Mitchell presented a slide deck, and the following items were discussed:

#### 1. Design Feedback

Jon Mitchell provided the Task Force with a list of the feedback the team has been receiving on mountain modern vs mountain traditional design. Several member outreach functions have been held in the past month. Input has included Ideas for softening and warming the design with a mix of mountain design elements such as rock, heavy timber, different siding options, and a mix of warmer coloring schemes. Members also continue to inquire about the flat roof and why the team is leaning that direction.

The design size has not been set in stone and is still being analyzed. BSA is continuing to work on the ideal design Plans. In addition, BSA is also analyzing what the design looks like to meet the bare minimum needs of the operation while still maintaining some functionality. Additionally, with the bare minimum needs analysis, consequences for any reductions must be itemized for the Board to consider for their next steps.

The Task Force provided the following inputs for BSA's design work:

- Ensure a gas fireplace vs wood.
- Is it cost effective to have the garage door feature opening the building to the outside and is it a big deal to exclude? Staff commented that due to the nice spring weather they recommend the indoor/outdoor feel and keep that element of the design. The team will look into the cost addition of having that feature.
- A common question at the Finance Table last Sunday was “what do we lose if we go to a smaller size lodge”? Jon and Jim commented that the BSA bare minimum work described above, and the associated consequences list should help answer this question.

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- The task force would like to review the financial information from PROs as soon as it's available. Final Pros business plan staff feedback recently took place. Intent is for the final product to hit TD email later this month. The Task Force will be reviewing accordingly. Rob M asked for copies to be provided prior to that review.

### 2. Design Progress

Jon provided an update on the design progress; the following items were discussed:

The meeting minutes of the recent systems review workshop that was had with the design team and what that meeting consisted of was reviewed.

An RFQ process was conducted for preconstruction services from general contractors to help the team with cost estimating services, constructability analysis, and value engineering expertise. This is consistent with the delivery process and schedule generated by Jim and Jon last Fall / Winter. A short list process followed, and a corresponding RFP has been published for pre-construction services. The RFP responses are due back late next week. The data collected will be used when preparing for the Board workshop on September 8<sup>th</sup>.

The Task Force was informed of the Special board meeting on September 8 at 9am with BSA.

Jon also mentioned two additional tours of the existing facility are scheduled for August 20 and September 4, sign up on the project page of the website. Jon provided the location of the project on the website and asked everyone to continue to go to this page for updates.

Jim asked the Task Force to contact him or Jon with additional questions on the design. The next Design Team alignment session with BSA is tomorrow.

### 3. Member Comment:

Benjamin Levine asked for verification of the timeline and brief on what will be on the agenda for the September 8 Special board meeting.

Jon stated the GM update next week will be focused on the current lodge, special board meeting on the 8<sup>th</sup> will be a check in on the 50% of schematic design (Jon has been referring to this as 15% of the overall design) at the board's request. Jim Beckmeyer added that information from BSA on the bare minimum needs will also be provided on the 8<sup>th</sup>.

## **Tahoe Donner Lodge Task Force Subcommittee**

### **Meeting Minutes – August 17, 2021**

Jeff Shellito asked about updated cost estimates at the September 8 meeting, Jon confirmed that details will be provided at that special meeting.

Future issues to be addressed:

None

Adjournment:

The meeting was adjourned at 1:50 p.m.