

**BULL STOCKWELL ALLEN**  
SCHEMATIC PLANNING

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**TAHOE DONNER**  
DOWNHILL SKI LODGE



# 27,910 SQFT PLAN FLOOR PLANS



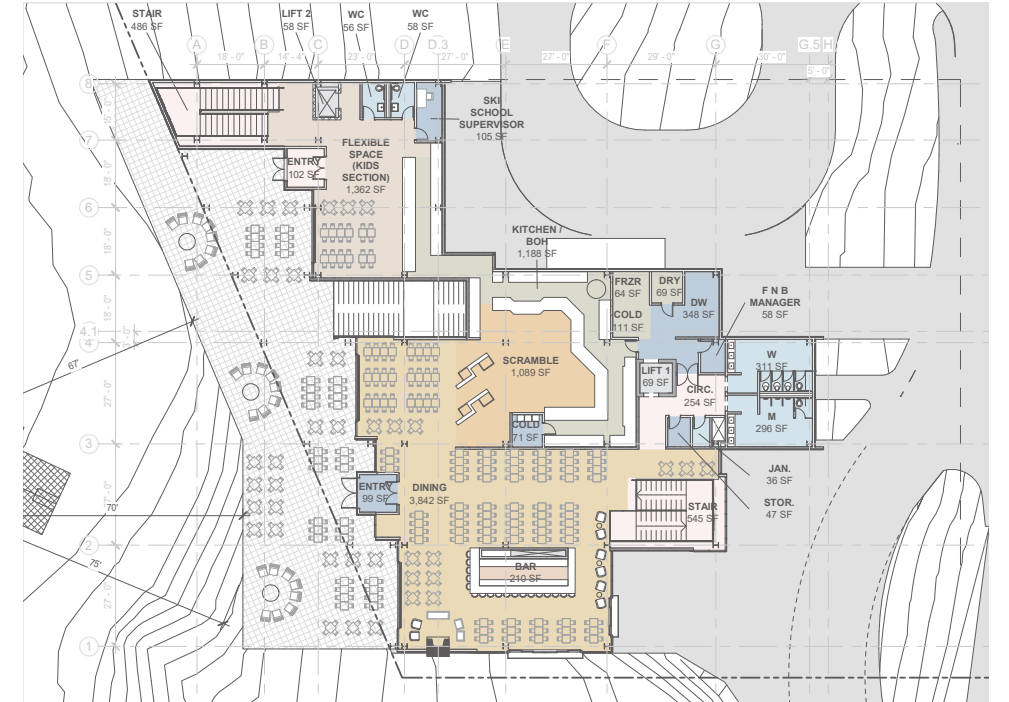
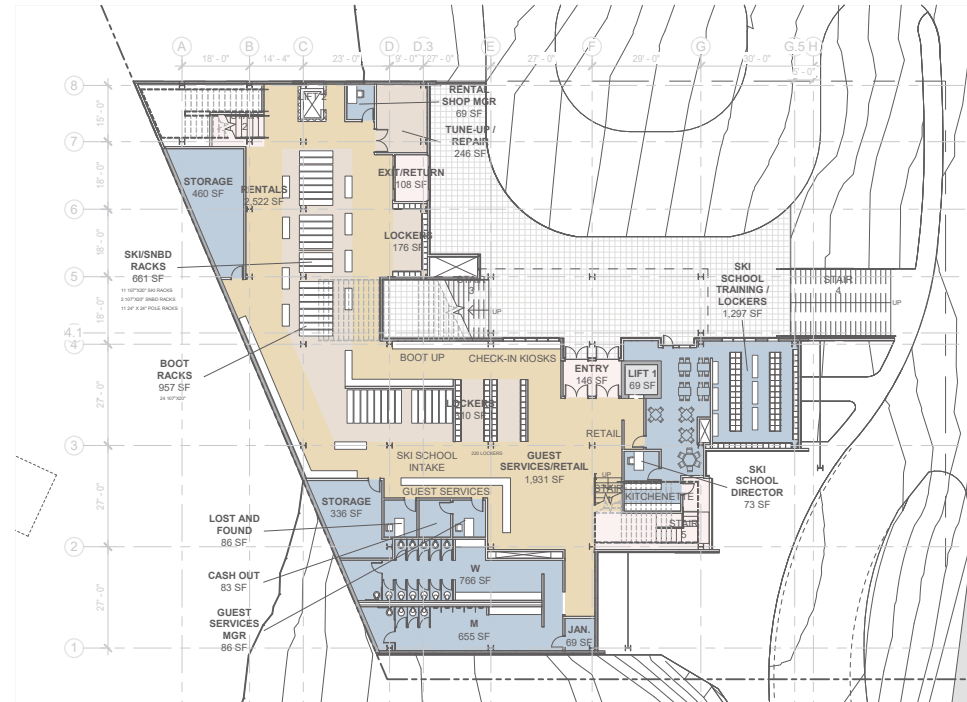
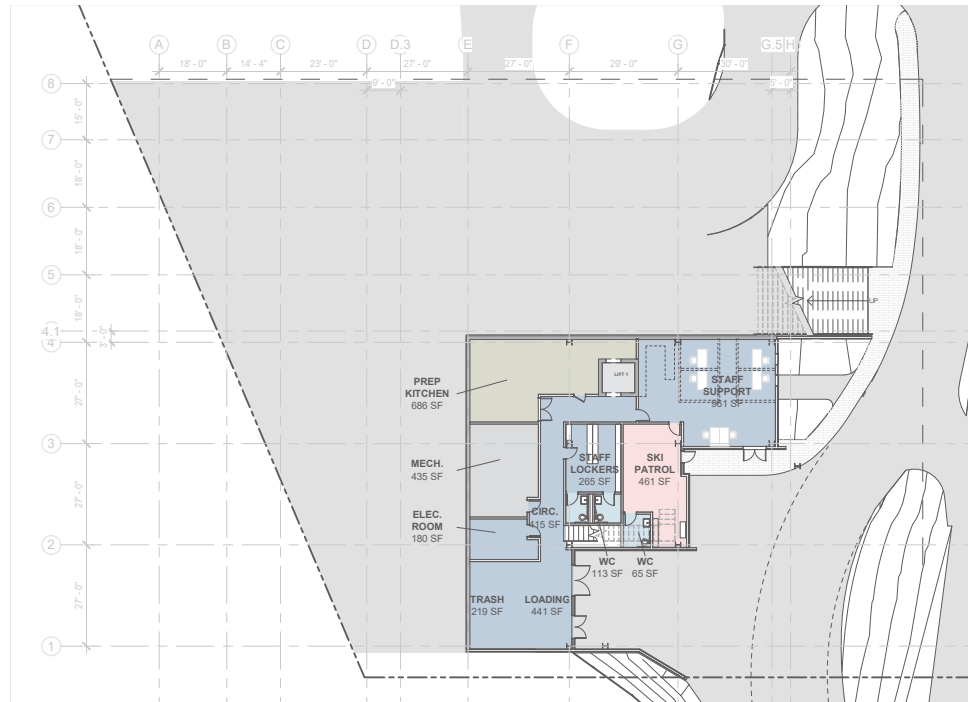
# OVERALL: SITE PLAN

27,910 SQFT





# OVERALL: FLOORPLANS

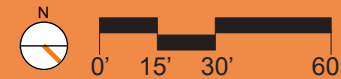


## LEVEL 1



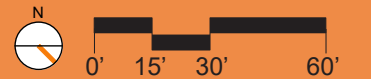
- PUSHING LOADING, MECHANICAL, AND OTHER NON-PRIME PROGRAM ELEMENTS TOWARDS THE SOUTH WHERE THE SPACE SERVES AS A HIDDEN LOADING AREA WHILE, LOCATING EMPLOYEE FACILITIES AND MORE DESIRABLE SPACES TOWARD THE NORTH FACADE ALLOWS FOR NATURAL LIGHT AND VENTILATION.
- OPPORTUNITY TO PROVIDE “UNDERGROUND” LOADING AND CONNECTIVITY UNDER SECOND FLOOR

## LEVEL 2



- REDESIGNING THE DROPOFF FOR A CLEANER TRANSITION BETWEEN THE EXISTING CONNECTING ROADS
- INTEGRATE 1-STOP TICKETING, RETAIL, AND RESTROOMS

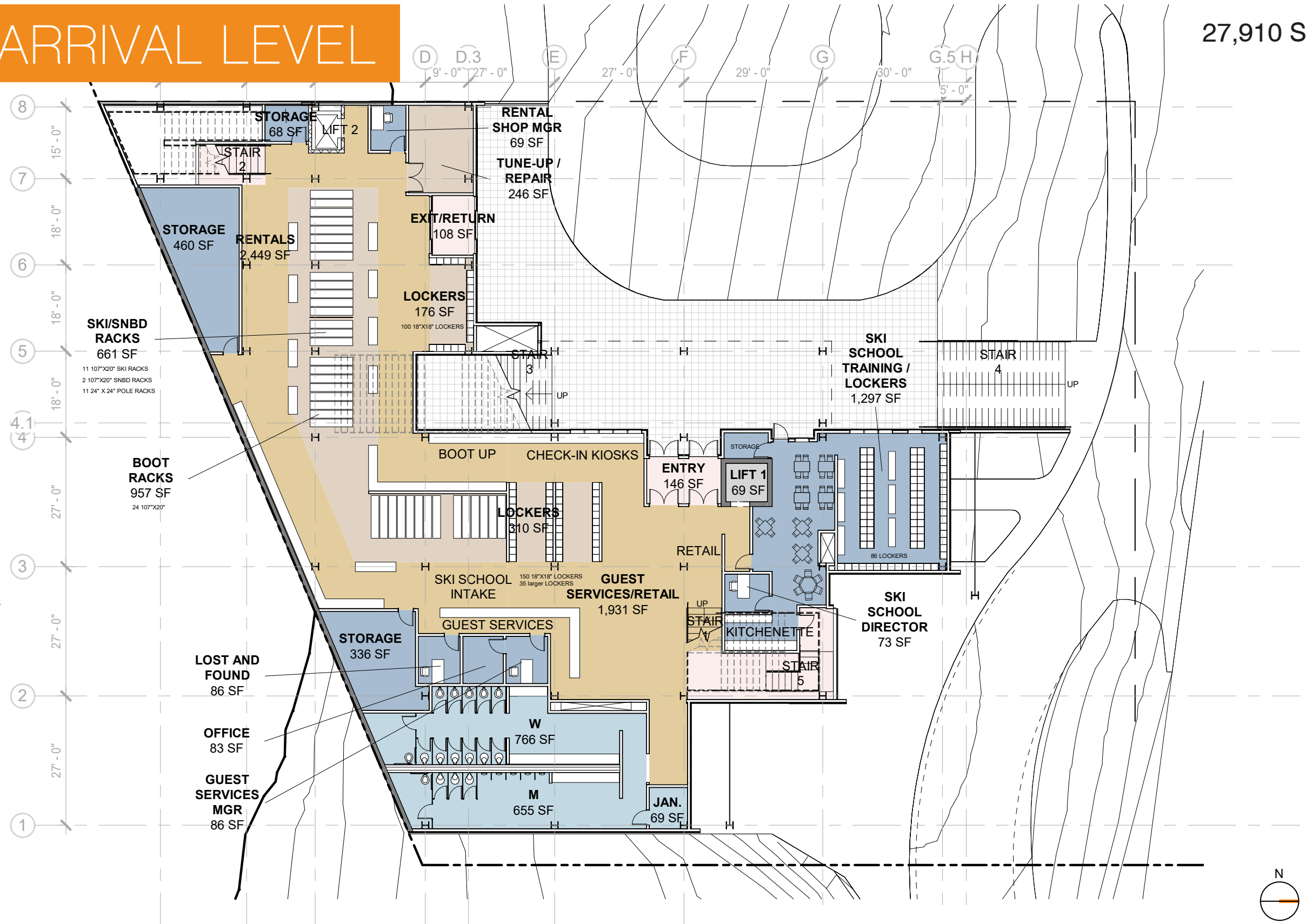
## LEVEL 3



- RELOCATE CHILDREN'S SKI SCHOOL CLOSER TO SKI SLOPE FOR A MORE SEAMLESS SKI-IN, SKI-OUT EXPERIENCE
- FOOD & BEVERAGE: SCRAMBLE STYLE CAFETERIA TO SERVE AS THE MAIN WORKHORSE OF THE F&B OPERATIONS WITH SEAMLESS ACCESS TO BOH.

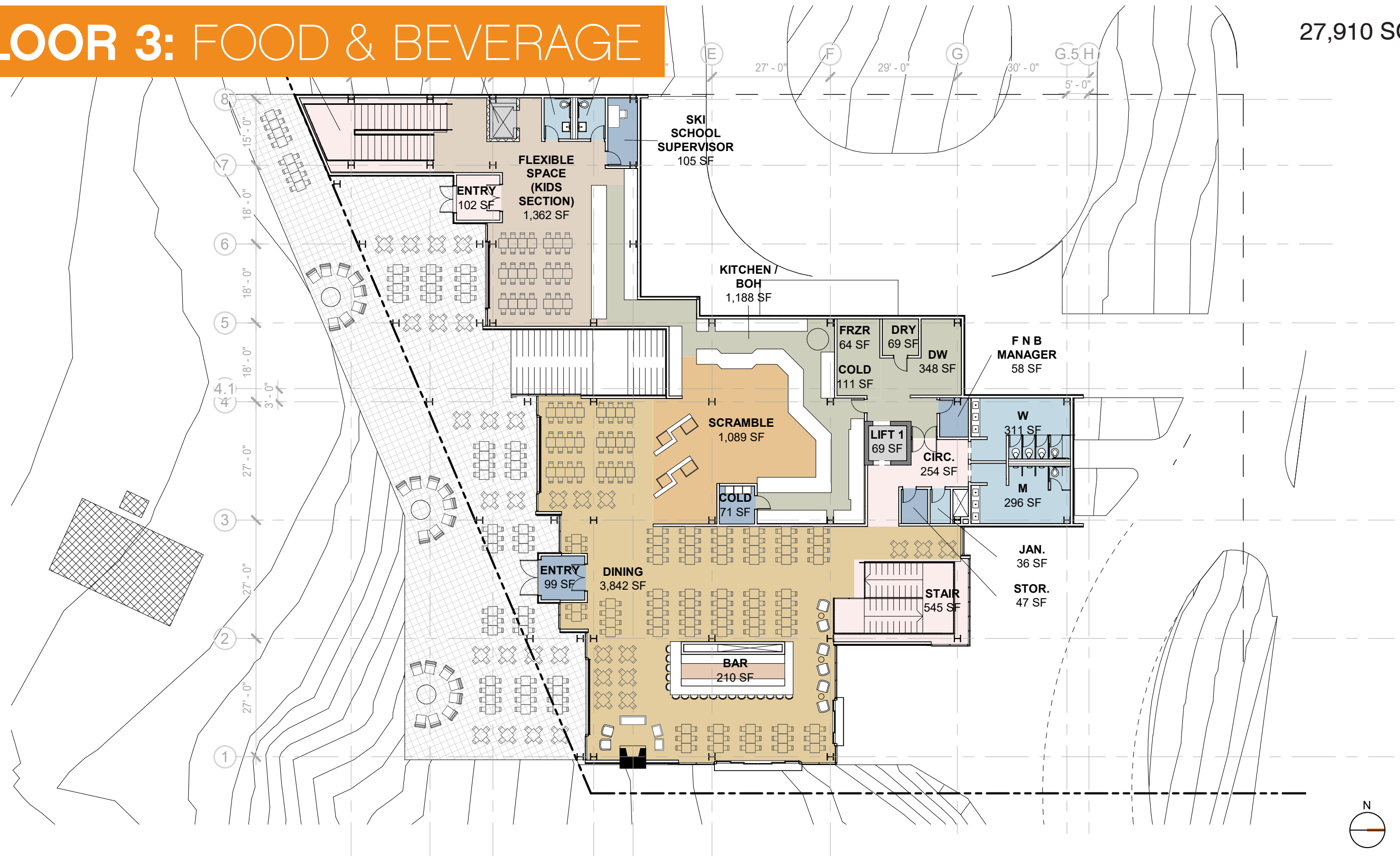
## FLOOR 2: ARRIVAL LEVEL

27,910 SQFT



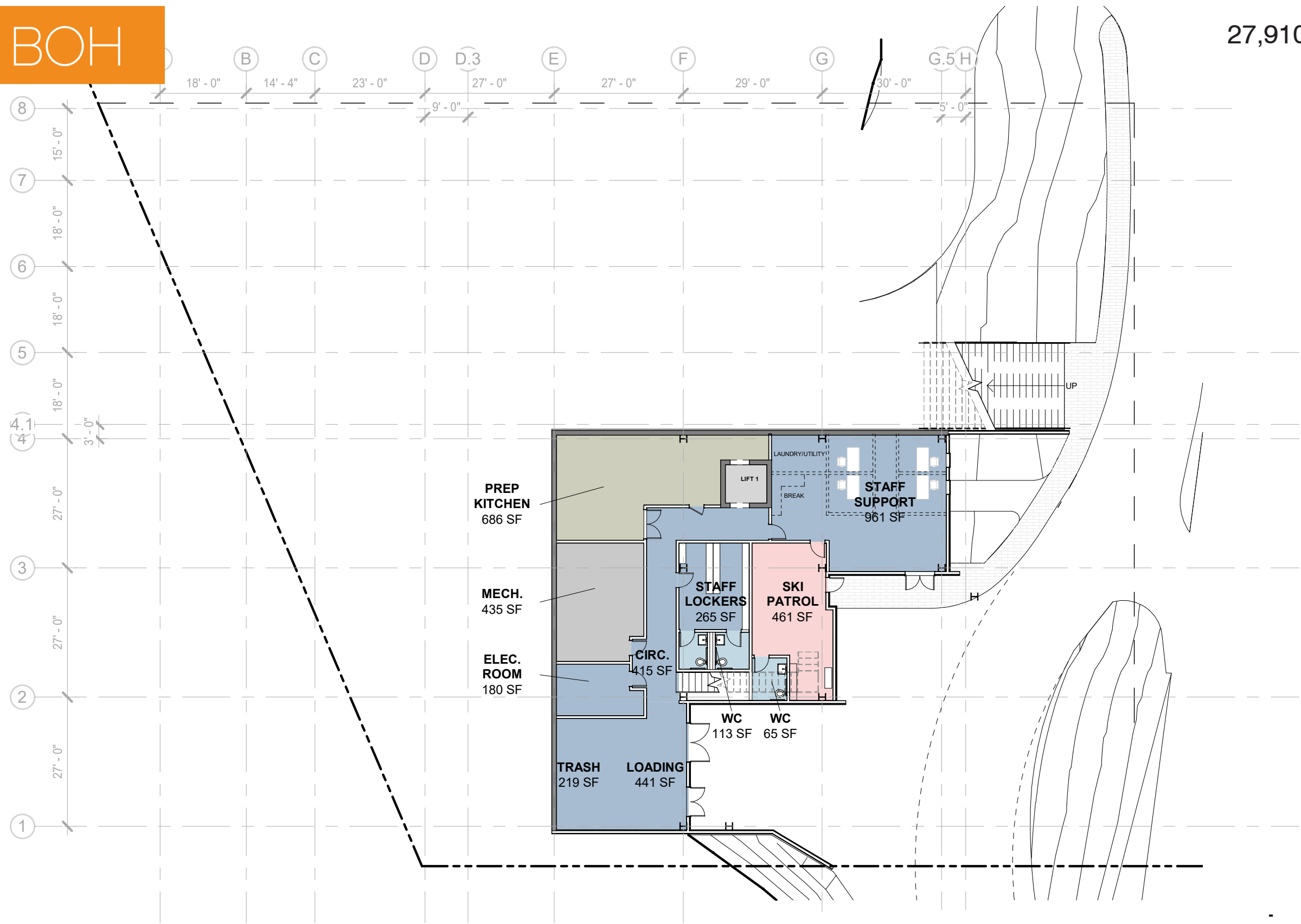
# FLOOR 3: FOOD & BEVERAGE

27,910 SQFT



# FLOOR 1: BOH

27,910 SQFT



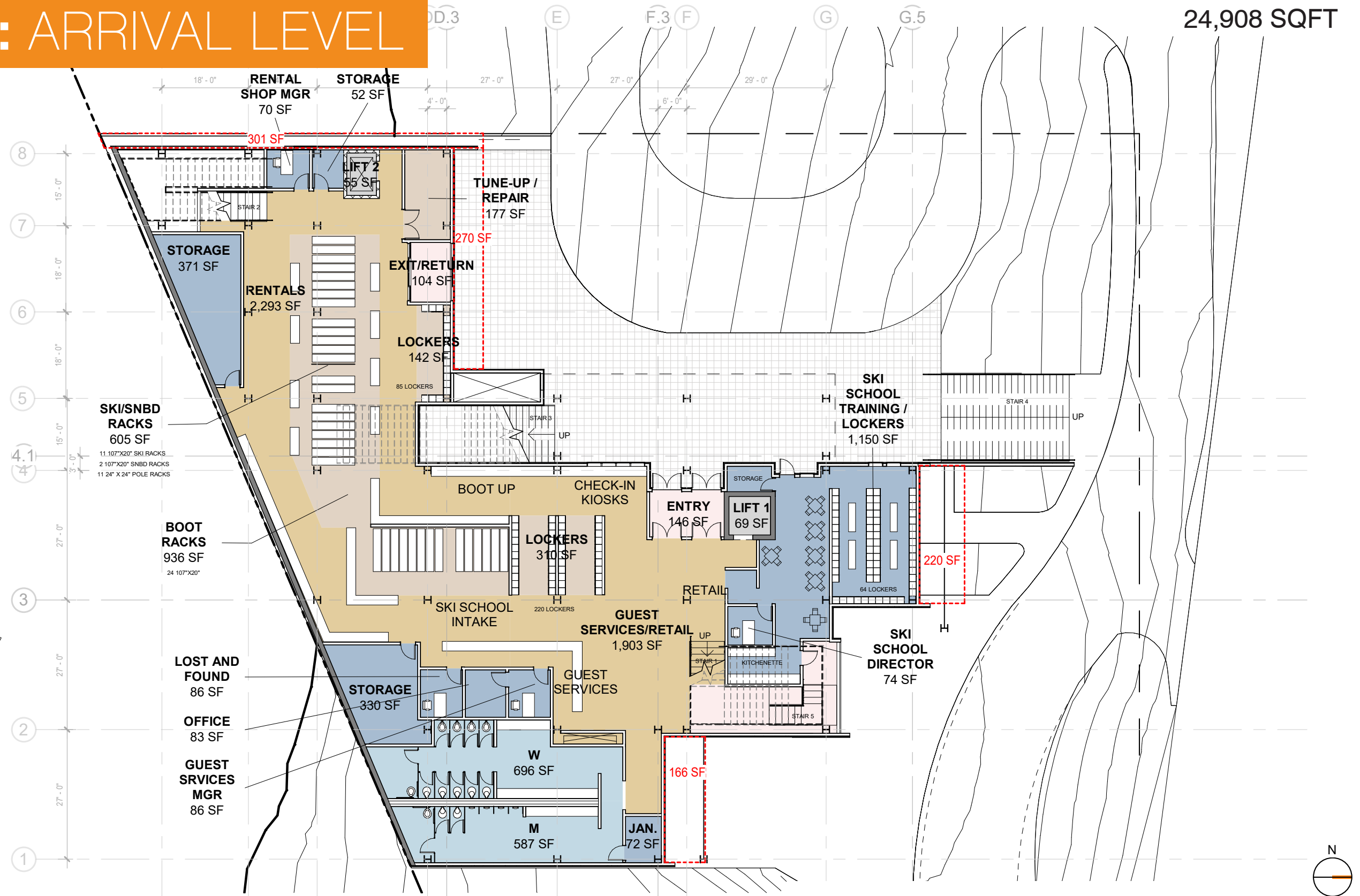


# 24,908 SQFT PLAN FLOORPLANS & IMPACTS



# FLOOR 2: ARRIVAL LEVEL

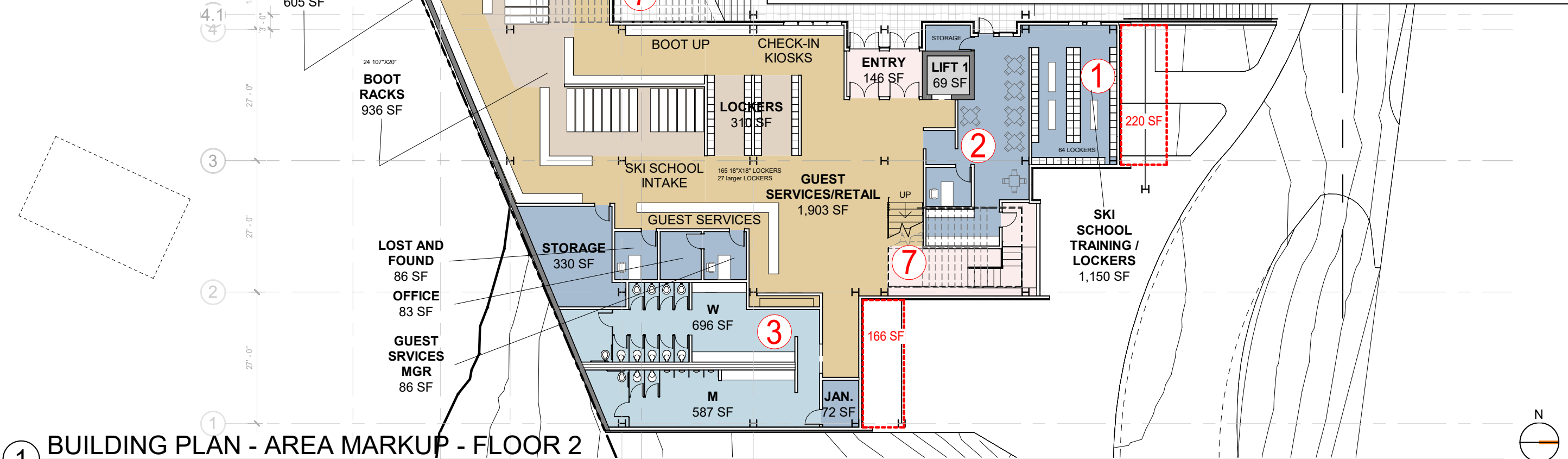
24,908 SQFT



# FLOOR 2: IMPACTS

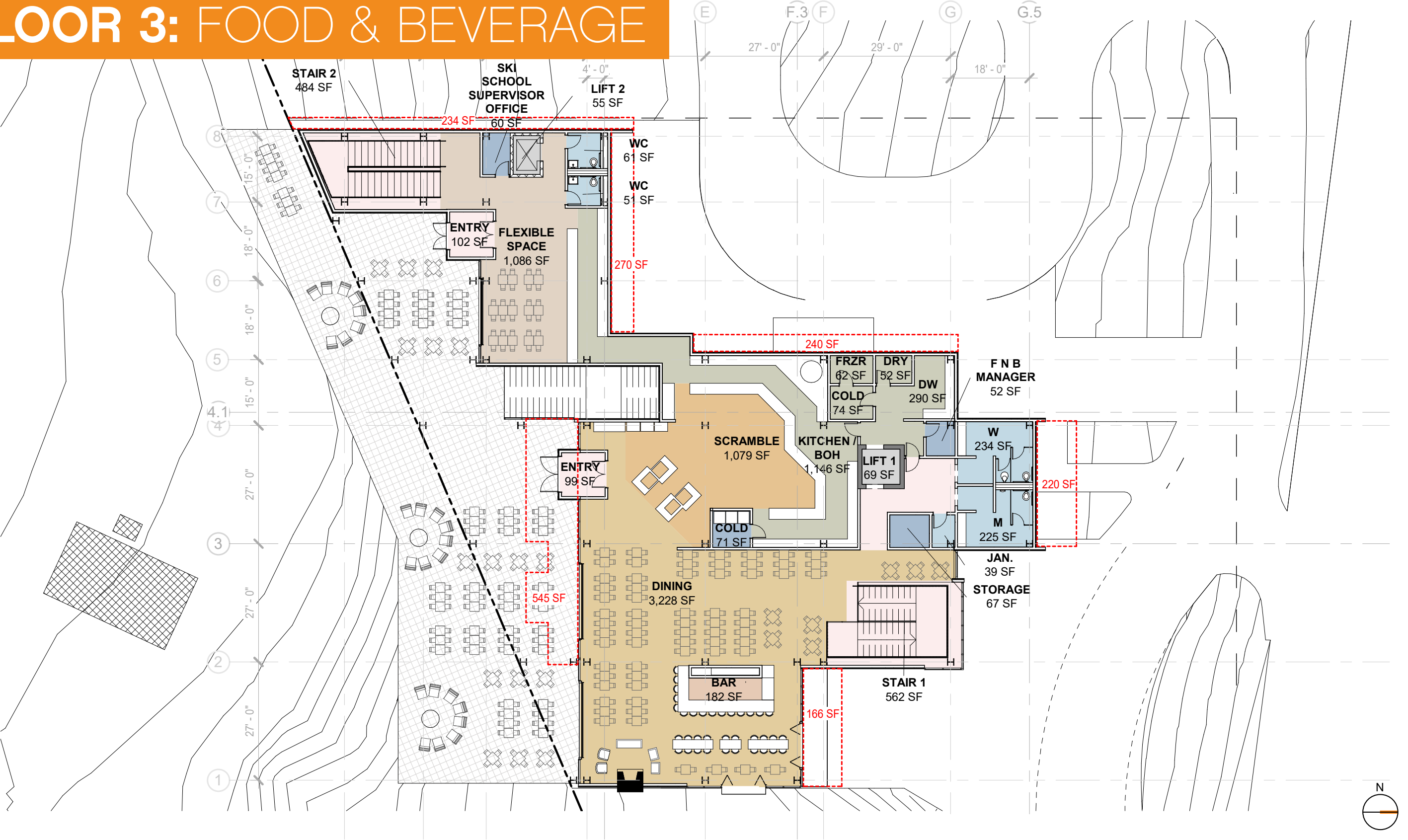
## NOTES

- 1 LOCKERS REDUCED FROM 86 TO 64, VS. RECOMMENDED TOTAL OF 100
- 2 REDUCED SEATS FOR SKI SCHOOL INSTRUCTOR LUNCH AREA - 24 VS. 34
- 3 LOSS OF 3 WATER CLOSETS AND 1 URINAL
- 4 RENTAL SPACE NO LONGER ACCOMODATES EXISTING RACKING SYSTEM. REDUCED FROM REQUIRED 37 TO 35 RACKS.
- 5 TUNE-UP AREA IS TOO SMALL - NOT ENOUGH ROOM FOR EXISTING STONE GRINDER & WAXER
- 6 8 DAY LOCKERS LOST - REDUCED FROM 285 TO 277
- 7 MAIN STAIR WIDTH REDUCED TO 12'-0" VS. INDUSTRY STANDARD OF 16'-0"



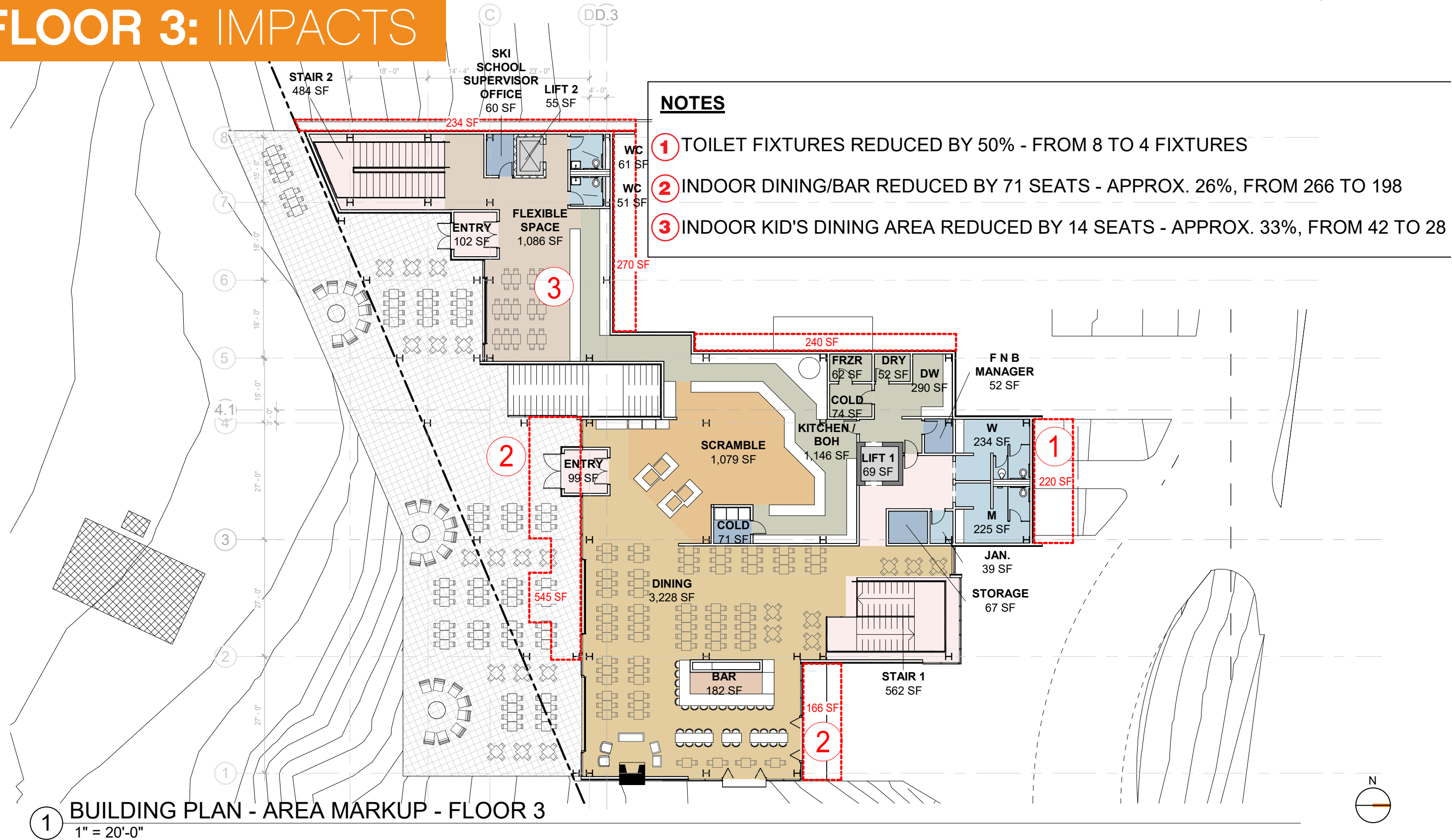
1 BUILDING PLAN - AREA MARKUP - FLOOR 2

FLOOR 3: FOOD & BEVERAGE



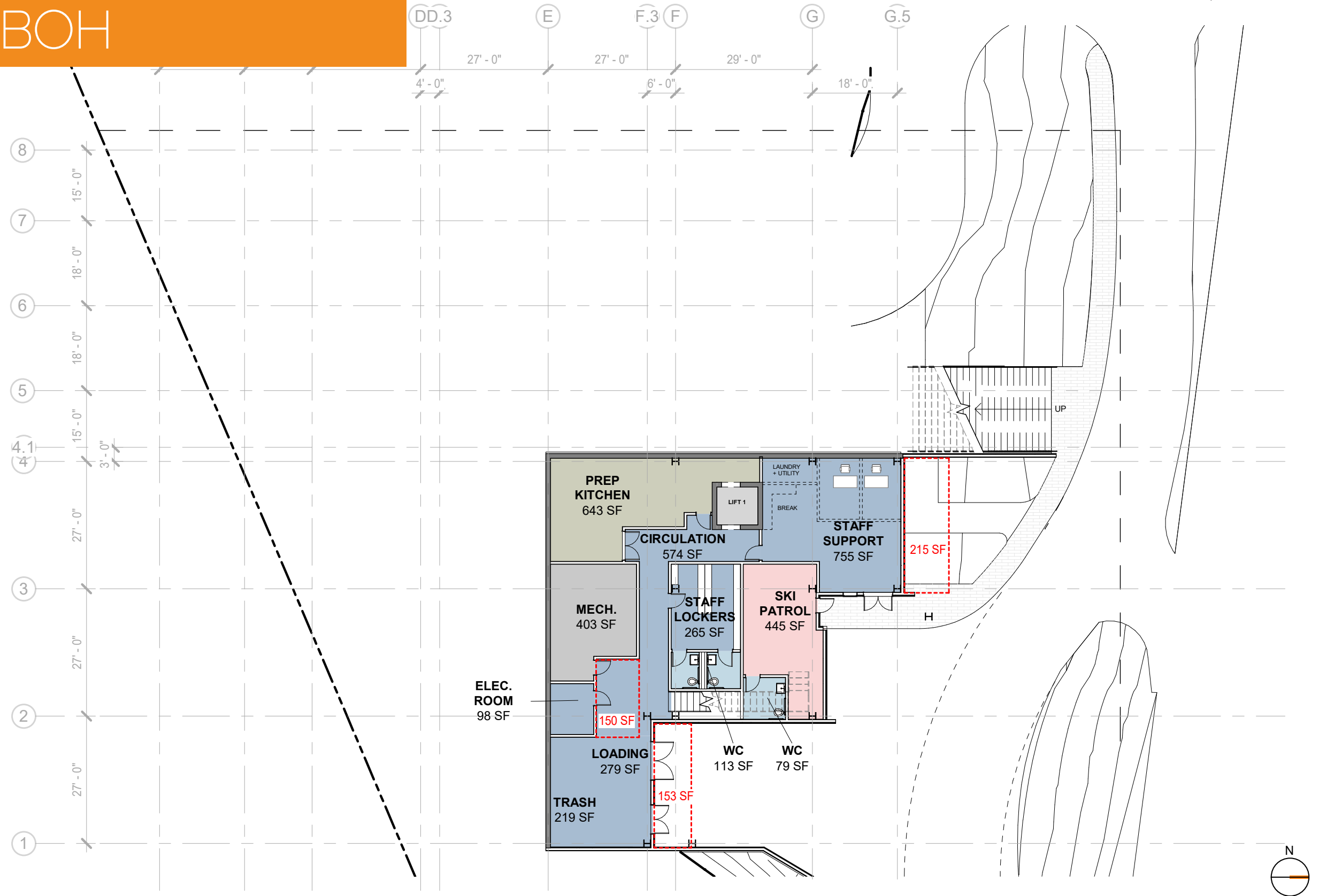


FLOOR 3: IMPACTS



# FLOOR 1: BOH

24,908 SQFT



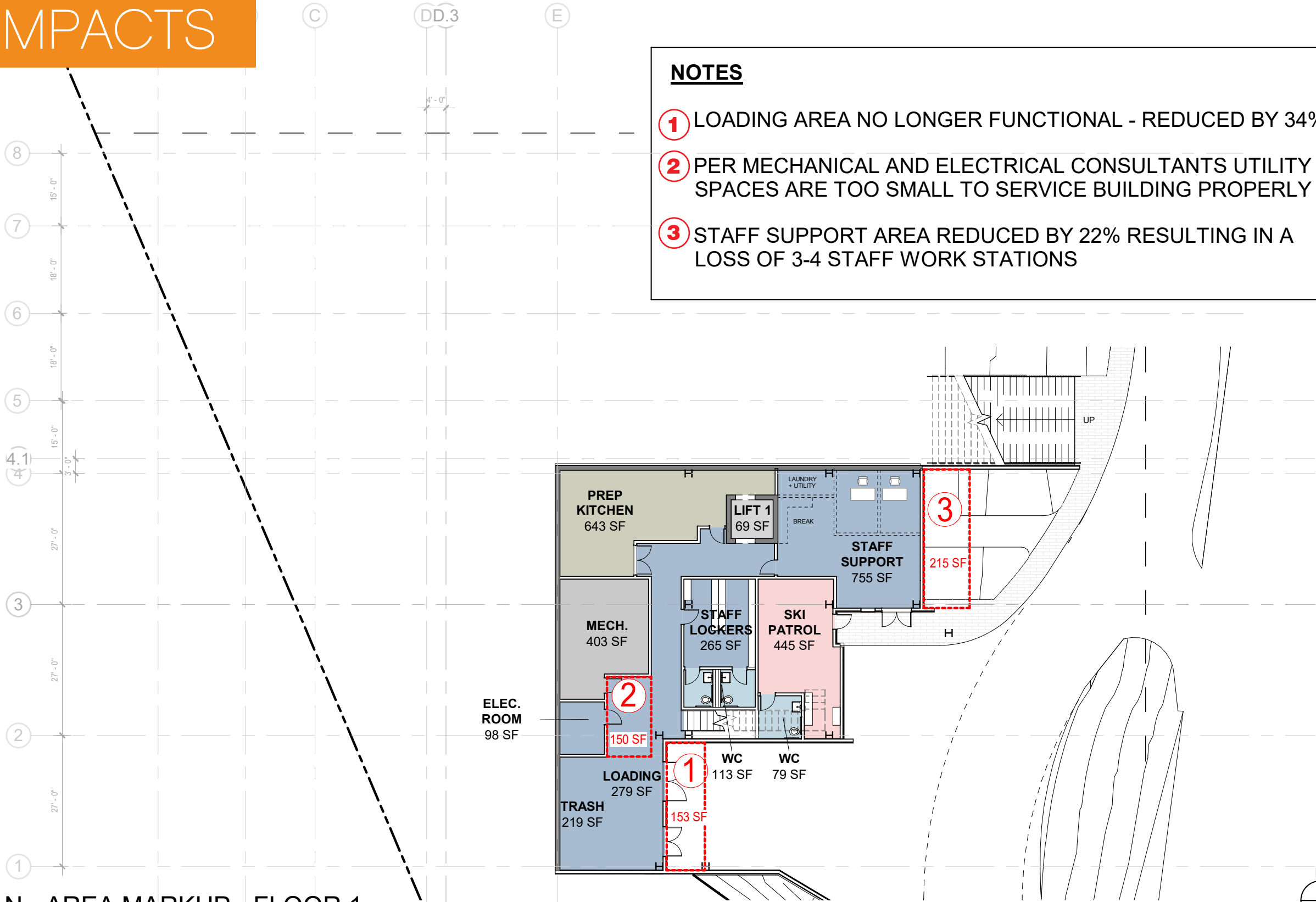
# FLOOR 1: IMPACTS

- NOTES
- 1

LOADING AREA NO LONGER FUNCTIONAL - REDUCED BY 34%
- 2

PER MECHANICAL AND ELECTRICAL CONSULTANTS UTILITY SPACES ARE TOO SMALL TO SERVICE BUILDING PROPERLY
- 3

STAFF SUPPORT AREA REDUCED BY 22% RESULTING IN A LOSS OF 3-4 STAFF WORK STATIONS



1 BUILDING PLAN - AREA MARKUP - FLOOR 1  
1" = 20'-0"



# 27,910 SQFT TO 24,908 SQFT: KEY IMPACTS

## GENERAL REDUCTIONS

- **BUILDING WAS REDUCED IN SIZE BY REDUCING STRUCTURAL GRID - TIGHTER SPACES THROUGHOUT - FOR EXAMPLE MAIN STAIRCASE REDUCED FROM 16'-0" (INDUSTRY STANDARD) TO 12'-0"**

## FOOD & BEVERAGE

- **FOOD & BEVERAGE BUILDING CAPACITY (5 YEAR AVG.) REDUCED FROM 906 TO 678**
  - 14 DAYS OVER CAPACITY VS. 22 DAYS (INDUSTRY STANDARD IS 10)
- **INDOOR SEATING REDUCED BY 71 SEATS - FROM 266 TO 198 - APPROX. 26%**
- **INDOOR KID'S PROGRAM SEATING REDUCED BY 14 SEATS - FROM 36 TO 28 - APPROX. 33% - SEE MORE BELOW:**

## SKI SCHOOL LESSONS & PROGRAMS

- **REDUCTION OF 8 LUNCH SEATS**
- **WOULD LIMIT CAPACITY ON ALL DAY SKI TO PROVIDE LUNCH AND INDOOR SPACE FOR BREAKS.**
- **USE OF OUTDOOR SEATING TO INCREASE SKI SCHOOL CAPACITY.**
- **NEED TO UTILIZE MAIN DINING RM DURING LUNCH HRS, ON BAD WEATHER DAYS.**

## SKI SCHOOL LOCKER ROOM & LUNCH ROOM

- **SKI SCHOOL INSTRUCTOR PROGRAM IS SIGNIFICANTLY UNDERSIZED**
  - 34 VS. 24 SEATS IN SKI INSTRUCTOR LUNCH ROOM (REDUCTION OF 10) RECOMMENDED IS 80-90
  - 86 VS. 64 SKI INSTRUCTOR LOCKERS (REDUCTION OF 22) RECOMMENDED IS 100
- **10 LESS SEATS FOR ALREADY UNDERSIZED EATING AREA, WILL IMPACT GUEST SEATING.**
- **IN 27,910 sqft LODGE 50 FULL TIME EMPLOYEES GET THEIR OWN LOCKER AND 35 DOUBLING UP, IN 24,908 sqft EVERYONE IS DOUBLING UP**

# 27,910 SQFT TO 24,908 SQFT: KEY IMPACTS

## RESTROOMS

- **OVERALL RESTROOM IMPACTS: LOSS OF 8 FIXTURES (4 WOMEN WCS, 1 MEN WC, 3 URINALS) - THIRD FLOOR RESTROOM IS REDUCED BY 50%**

## RENTAL SHOP & TUNING EQUIPMENT

- **RENTAL SPACE NO LONGER ACCOMMODATES EXISTING RACKING SYSTEM**
  - **37 VS. 35 EXISTING RACKS - LOSS OF 90 BOOTS & 150 SKIS - REDUCES CURRENT CAPACITY BY 15%**
- **TUNE-UP SHOP NO LONGER ADEQUATELY SIZED TO HOUSE EXISTING STONE GRINDER & WAXER IN 24,908 sqft PLAN**

## STAFF OFFICE + SUPPORT

- **8 REQUIRED STAFF WORK STATIONS REDUCED TO 4**

## LOADING, MECHANICAL & STORAGE

- **IN 27,910 sqft PLAN STRATEGY IS TO HAVE A LARGE LOADING/TRASH AREA THAT CAN BE FLEXIBLE FOR BOTH USES. WHEN REDUCED**
- **IN 24,908 sqft PLAN IT BECOMES TIGHT & DYSFUNCTIONAL FOR THE AMOUNT OF TRASH/LOADING ANTICIPATED.**
- **MECHANICAL ROOM – LOSS OF MECHANICAL SYSTEMS SPACE (HEATING, COOLING, VENTILATING) ALREADY UNDERSIZED SPACE**
- **LOSS OF APPROX. 100 sqft OF STORAGE**



**CONCEPT**  
MASSING



# MATERIAL PALETTE: EXTERIOR ELEVATION





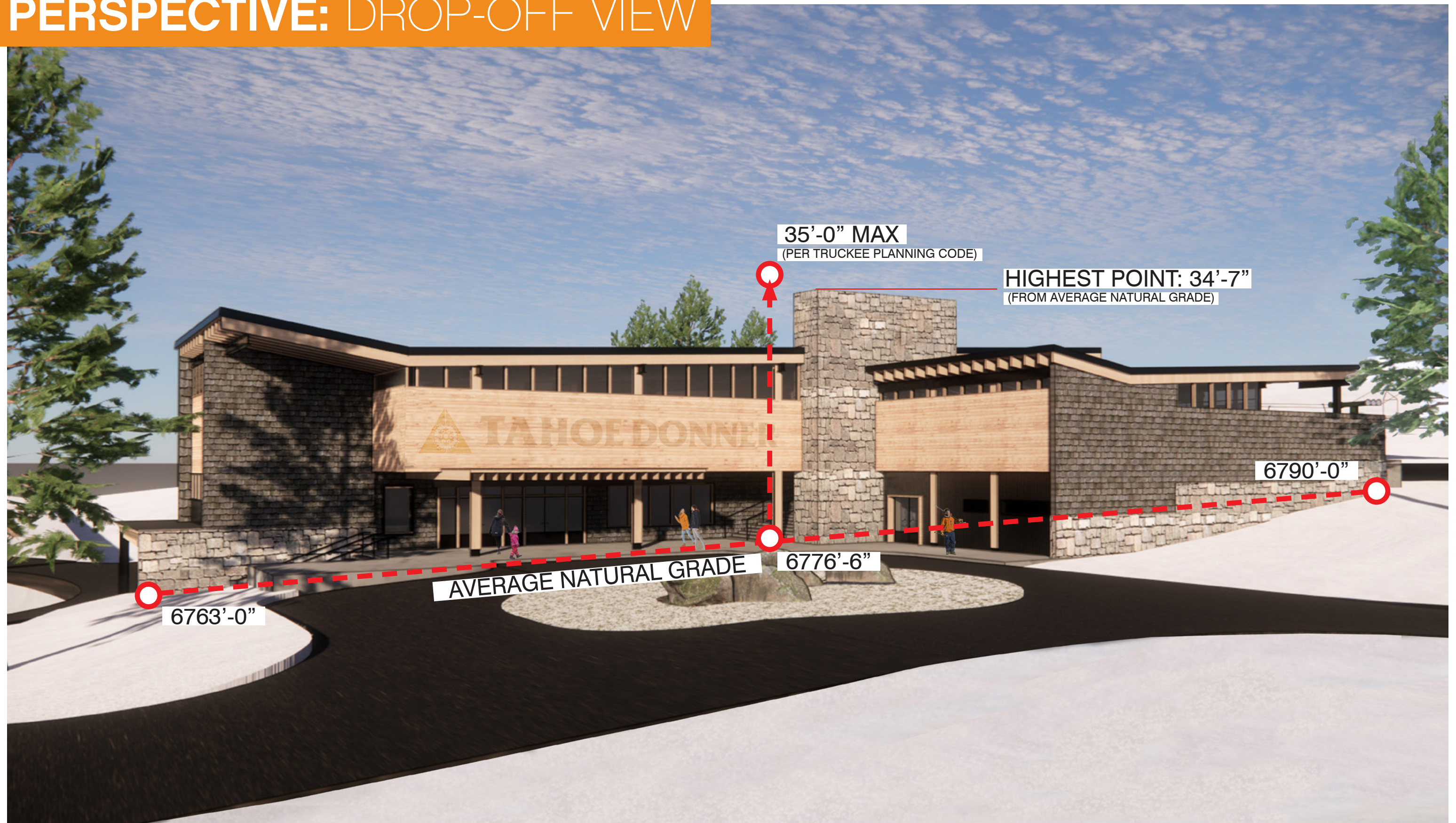
# PERSPECTIVE: DROP-OFF VIEW



VIEW FROM NORTH EAST



# PERSPECTIVE: DROP-OFF VIEW



VIEW FROM NORTH EAST



# PERSPECTIVE: VIEW FROM EAGLE ROCK CHAIR



VIEW FROM SOUTH



# PERSPECTIVE: VIEW FROM SNOWBIRD LIFT



VIEW FROM SOUTH WEST



# PERSPECTIVE: VIEW FROM LOWER 500 & LODGETTES



VIEW FROM NORTH WEST





# ESTIMATES & SCHEDULE

# GENERAL CONTRACTOR: ESTIMATES

- WE HAVE RECEIVED DETAILED COST ESTIMATES FROM POTENTIAL CONTRACTORS
- THE NUMBERS CAME IN EXACTLY IN THE RANGE WE PREDICTED, NO SURPRISES
- WE ARE NOT RELEASING THE EXACT NUMBERS IN ORDER KEEP THE PROCESS OF SELECTING PROSPECTIVE CONTRACTORS COMPETITIVE.

AVERAGE LEVELED CONSTRUCTION COST FOR 27,910 (without contingencies & escalation) =	\$ 17,615,000 / 27,910	(\$ 631 / SF)
AVERAGE LEVELED CONSTRUCTION COST FOR 24,908 (without contingencies & escalation) =	\$ 17,001,416 / 24,908	(\$ 683 / SF)
THE SAVINGS FOR THE REDUCED SIZE BUILDING IS:	=	\$ 613,584 (\$ 205 / SF)

# TIMELINE: SCHEDULE

## Tahoe Donner Preliminary Schedule

(ASSUMING BOARD APPROVAL TO MOVE TO 30% DESIGN IN SEPTEMBER 2021)

### Entitlements:

- |                         |                                                                  |
|-------------------------|------------------------------------------------------------------|
| Sept. 2021 - Dec. 2021  | - Town of Truckee Preliminary Application Review (est. 8-12 wks) |
| Sept. 2021 - Sept. 2022 | - Town of Truckee Planning Review (est. 8-12 months)             |

### Design:

- |           |                                                   |
|-----------|---------------------------------------------------|
| Nov. 2021 | - 30% Design Cost Estimation & Review             |
| Feb. 2022 | - 50% Design Development Cost Estimation & Review |
| July 2022 | - 90% Design Cost Estimation & Review             |
| Oct. 2022 | - Completion of Construction Documents            |

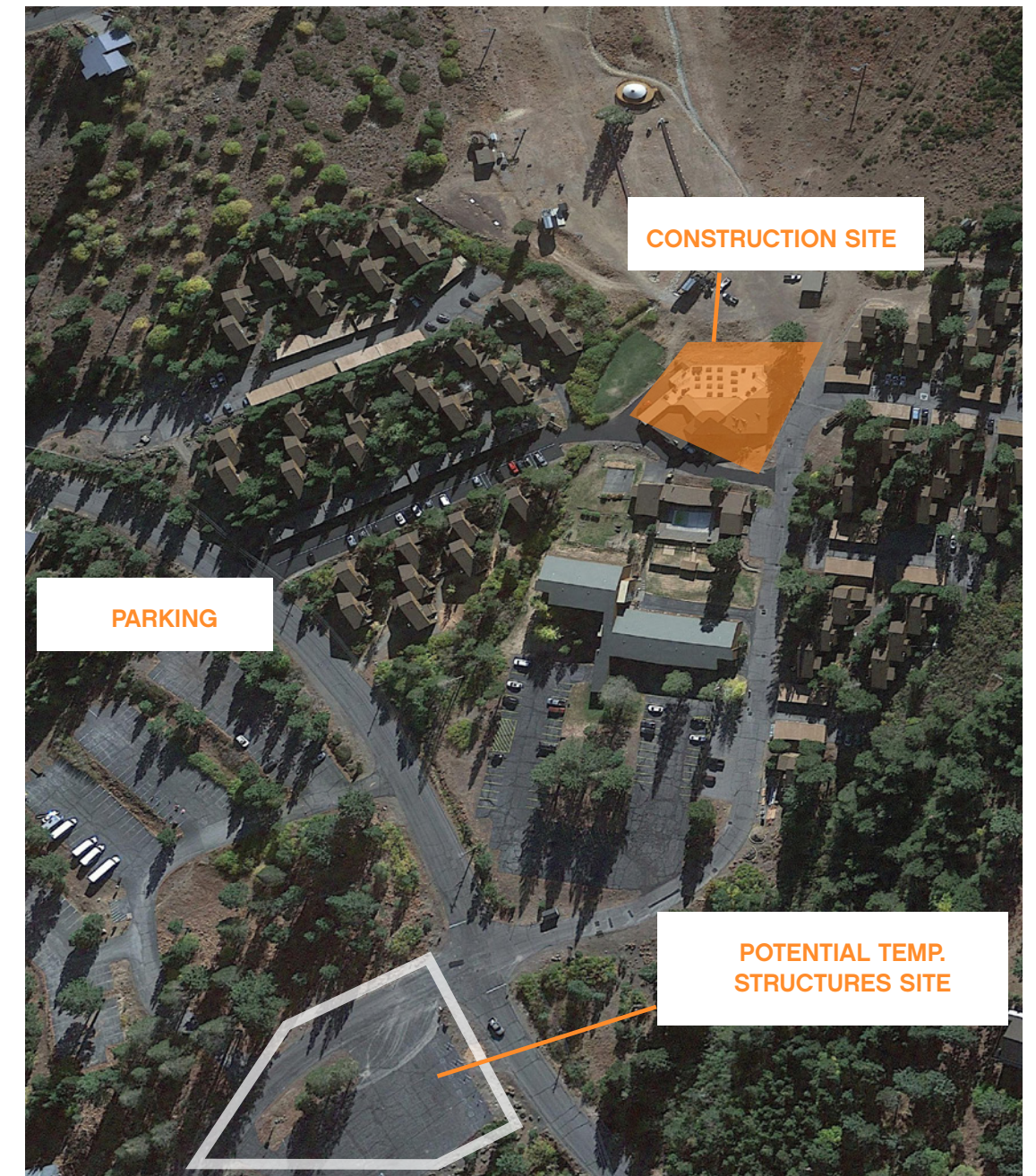
### Construction:

- |                  |                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------|
| Spring 2023      | - Commence demo/site work/footings and foundations<br>- Estimated Construction Duration 14-18 months |
| Summer/Fall 2023 | - Set up temporary structures for winter 23'-24' season                                              |

#### Temporary structures:

1 sprung structure for rentals  
1 sprung structure for dining  
food trucks  
restroom trailer

- |                |                                              |
|----------------|----------------------------------------------|
| Winter 23'-24' | - Run operations out of temporary structures |
| Dec. 2024      | - Grand opening of base lodge                |



THANK **YOU**