

BULL STOCKWELL ALLEN
SCHEMATIC PLANNING

TAHOE DONNER
DOWNHILL SKI LODGE



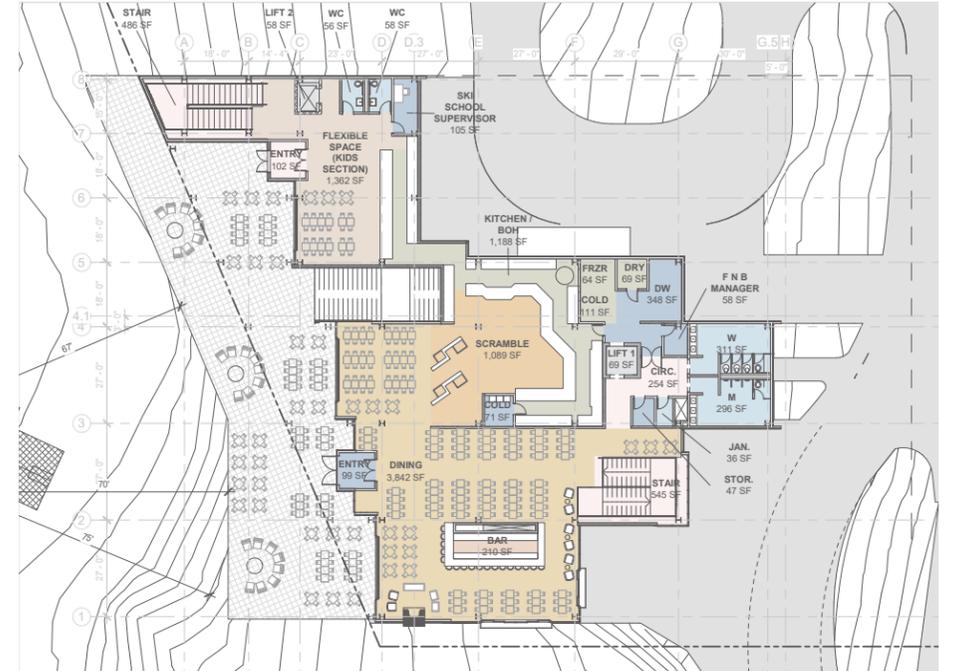
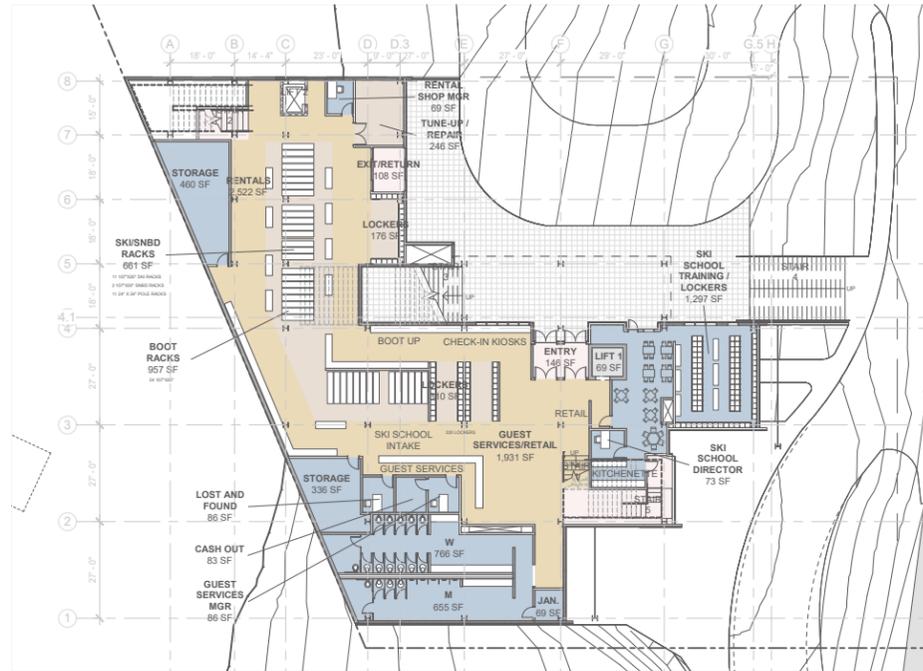
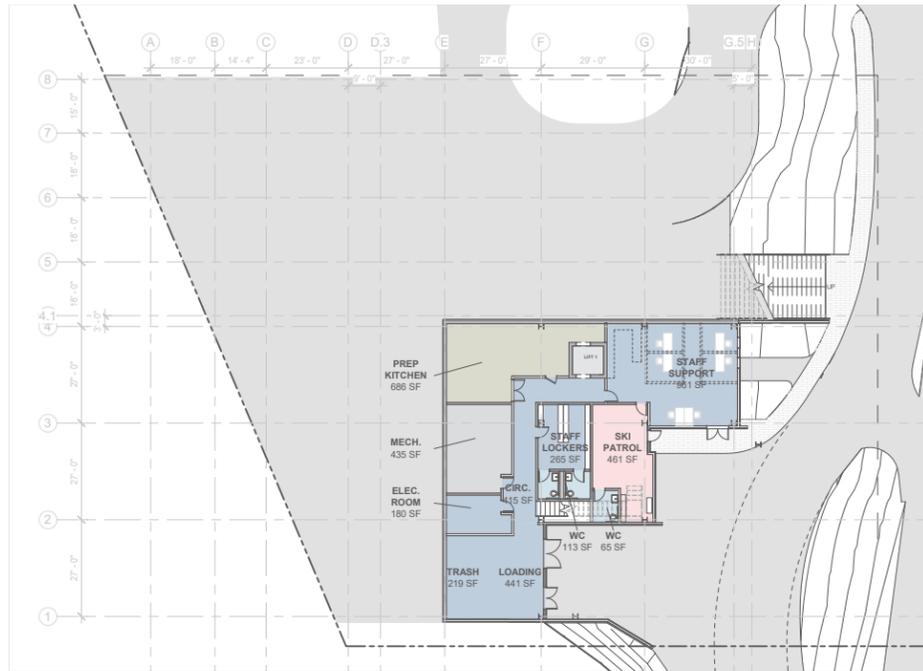
27,910 SQFT PLAN
FLOOR PLANS

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

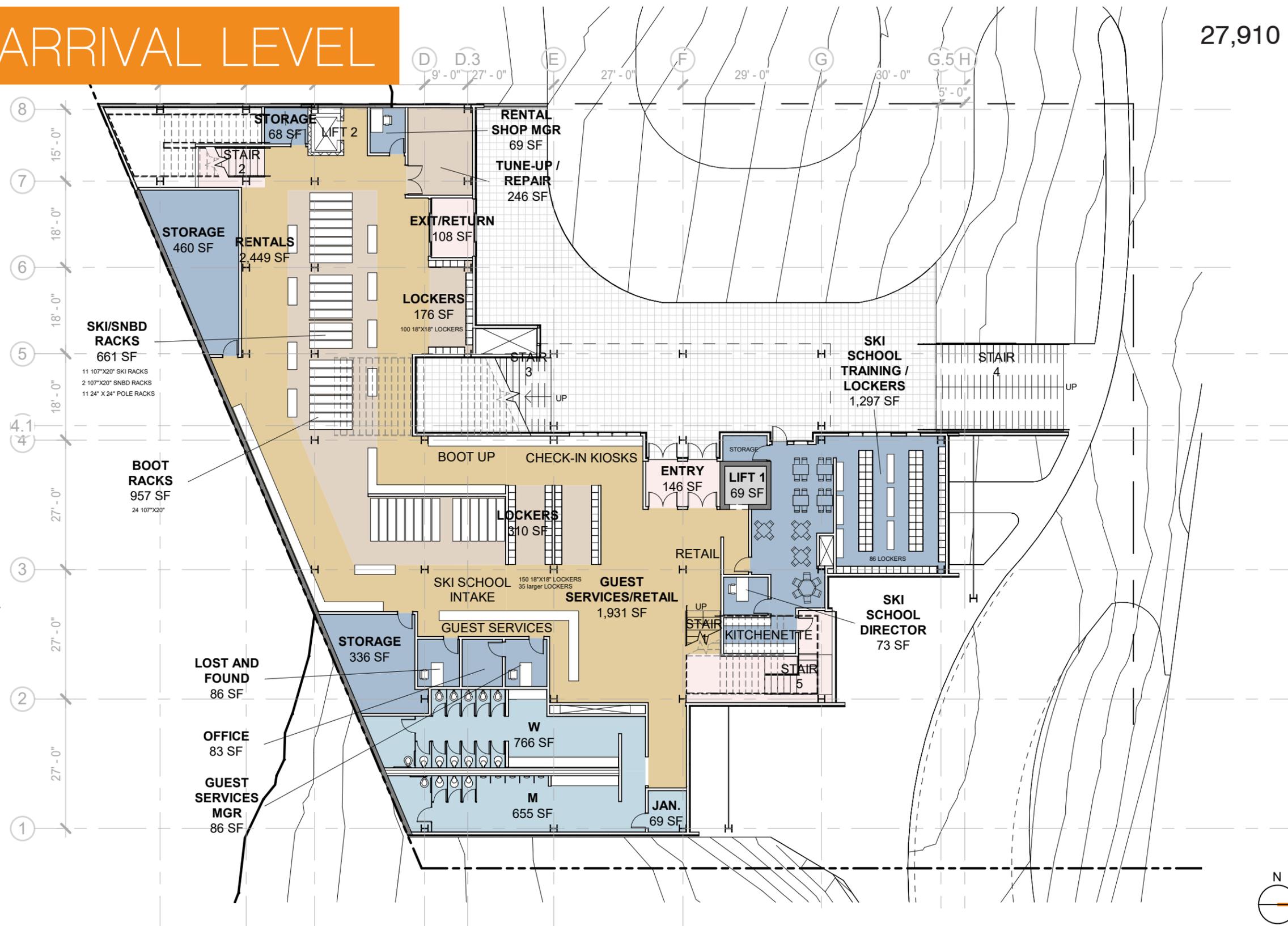
LEVEL 3



- 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.

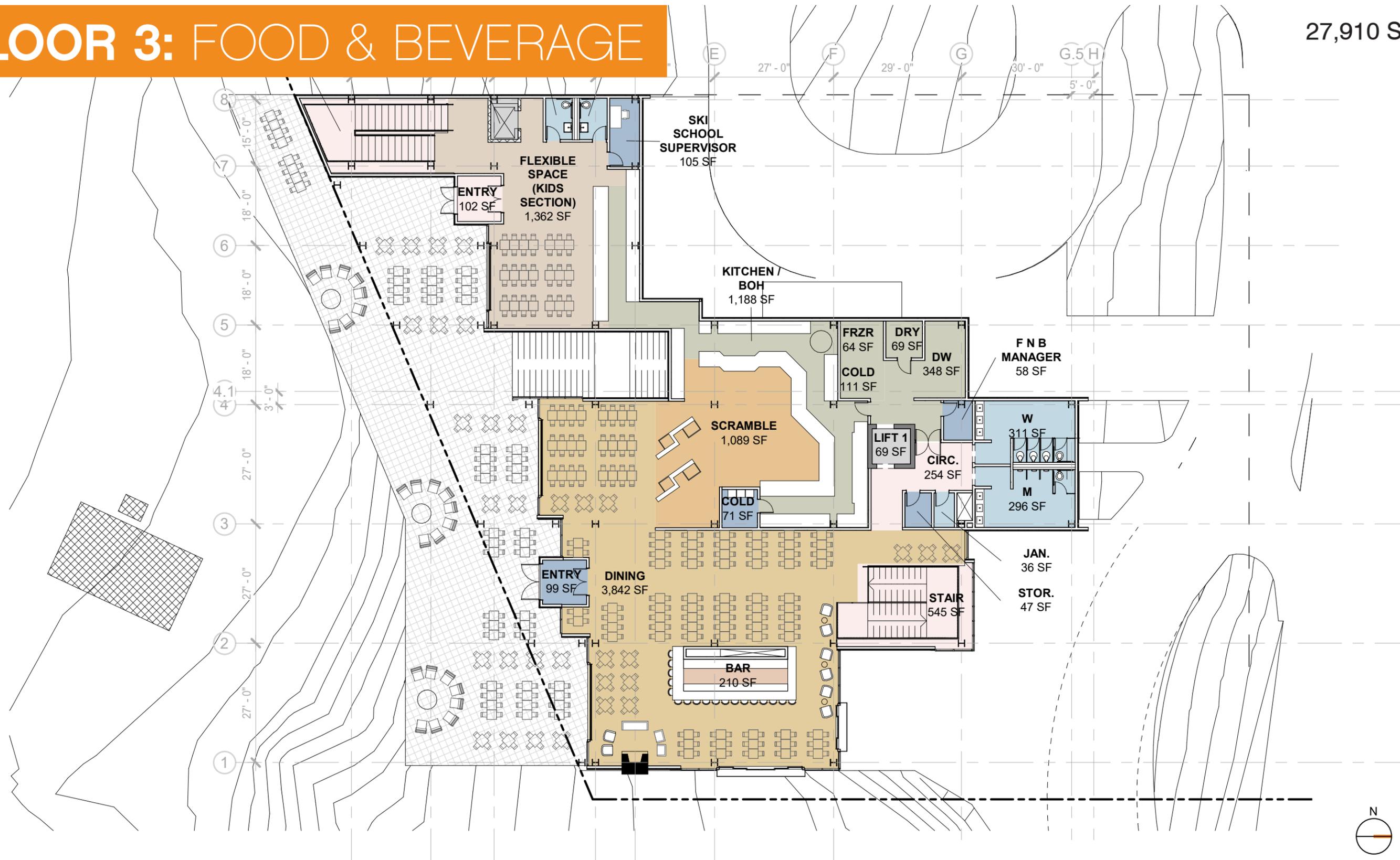
FLOOR 2: ARRIVAL LEVEL

27,910 SQFT



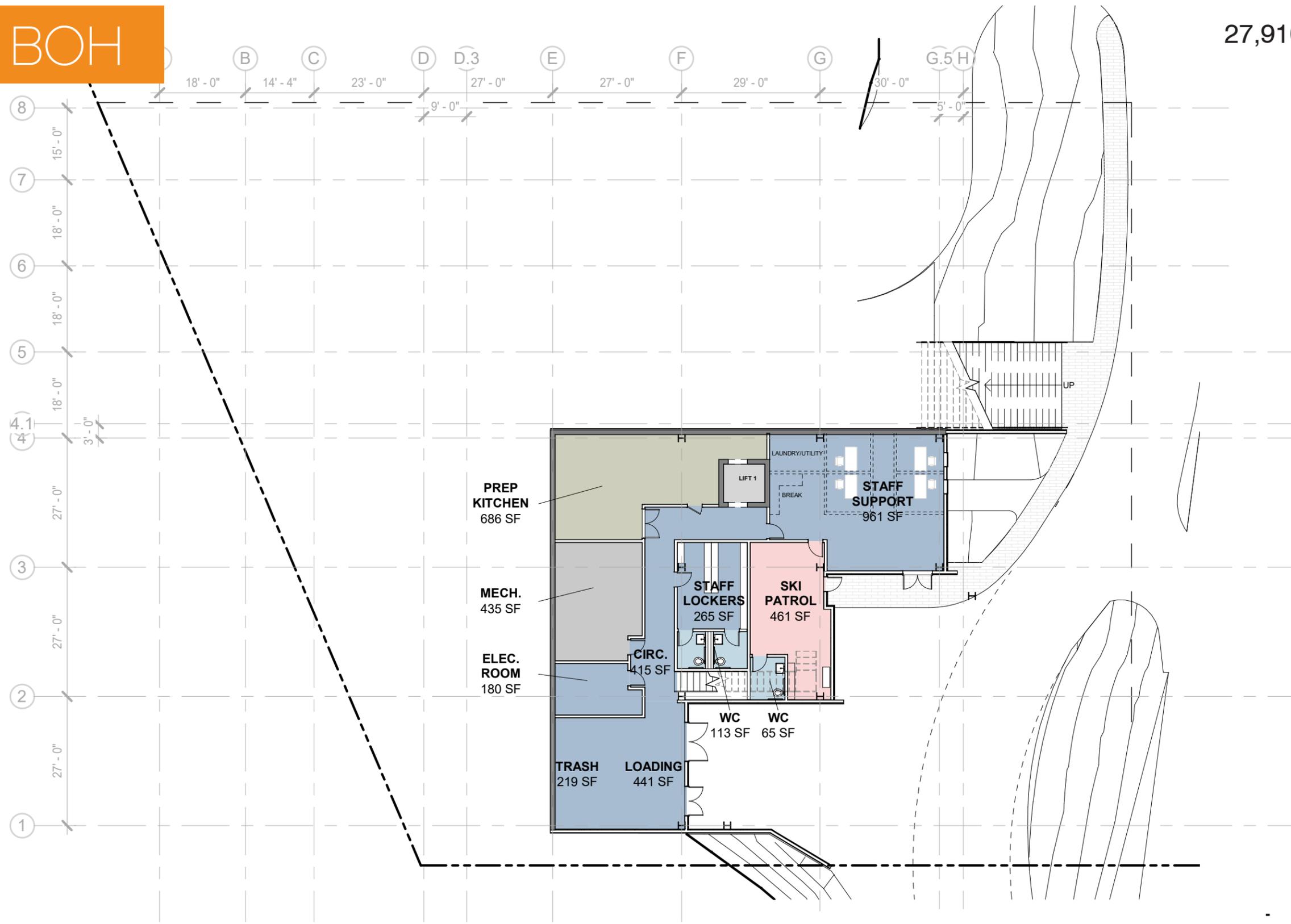
FLOOR 3: FOOD & BEVERAGE

27,910 SQFT



FLOOR 1: BOH

27,910 SQFT

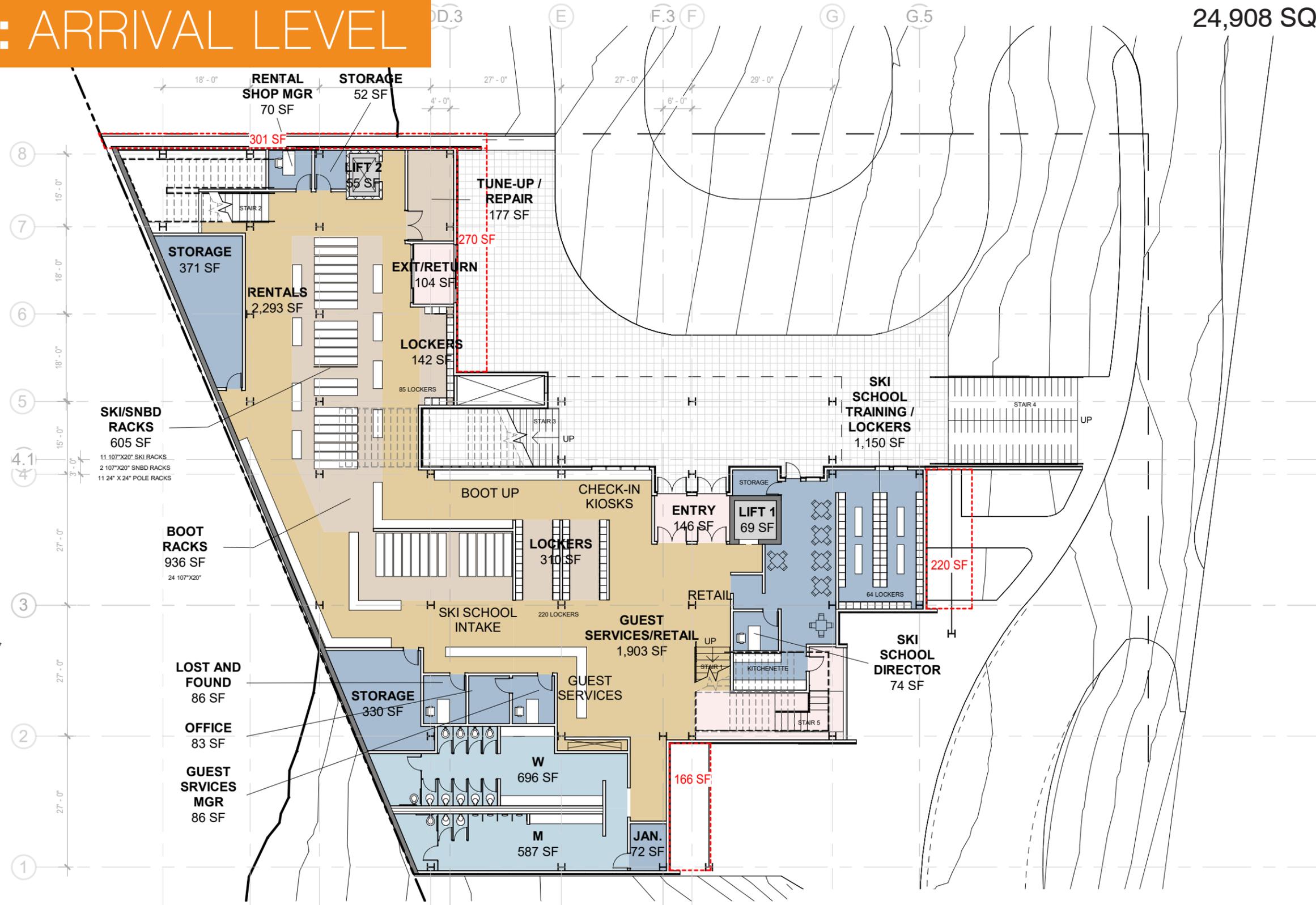




24,908 SQFT PLAN
FLOORPLANS & IMPACTS

FLOOR 2: ARRIVAL LEVEL

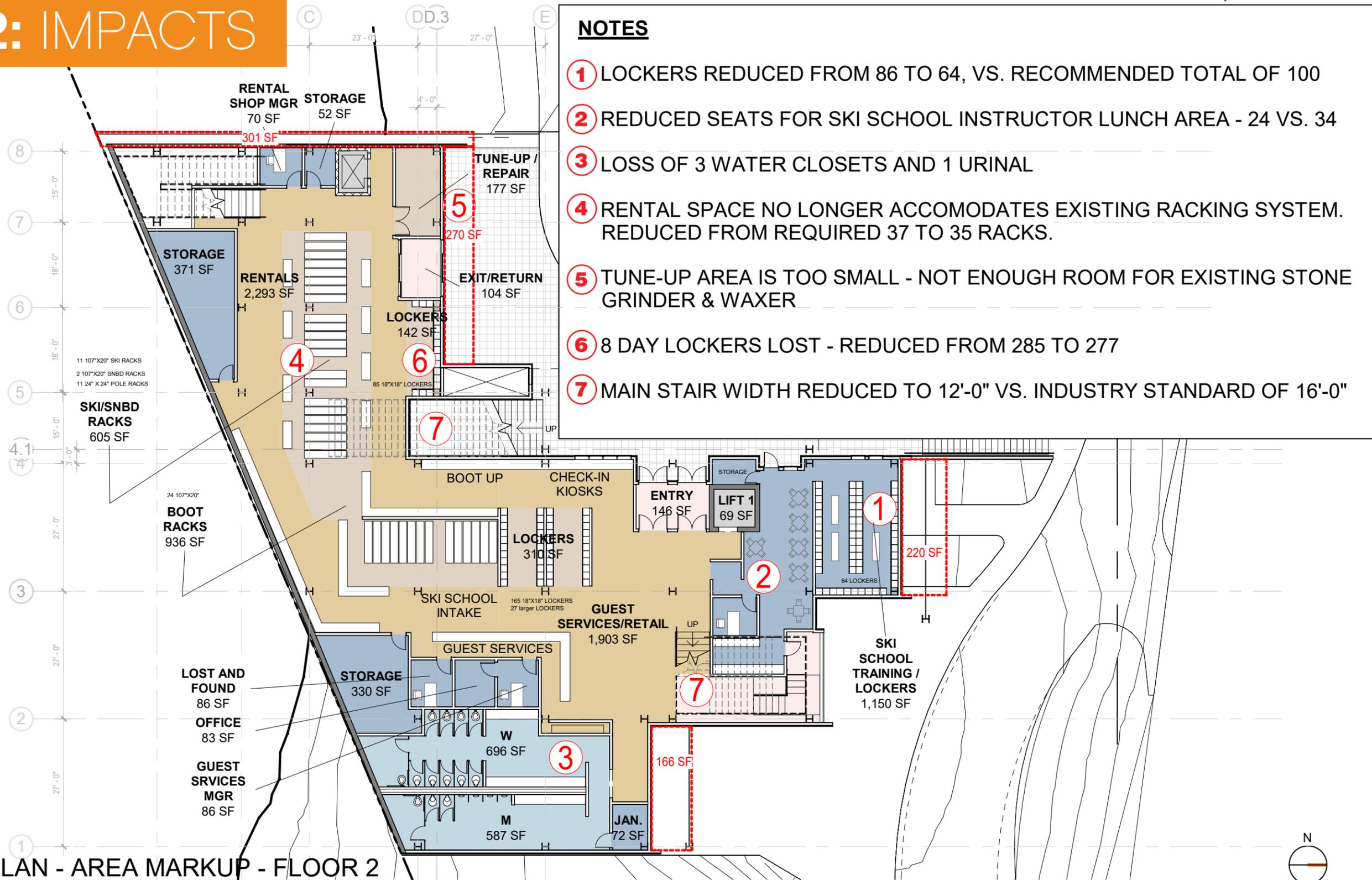
24,908 SQFT



FLOOR 2: IMPACTS

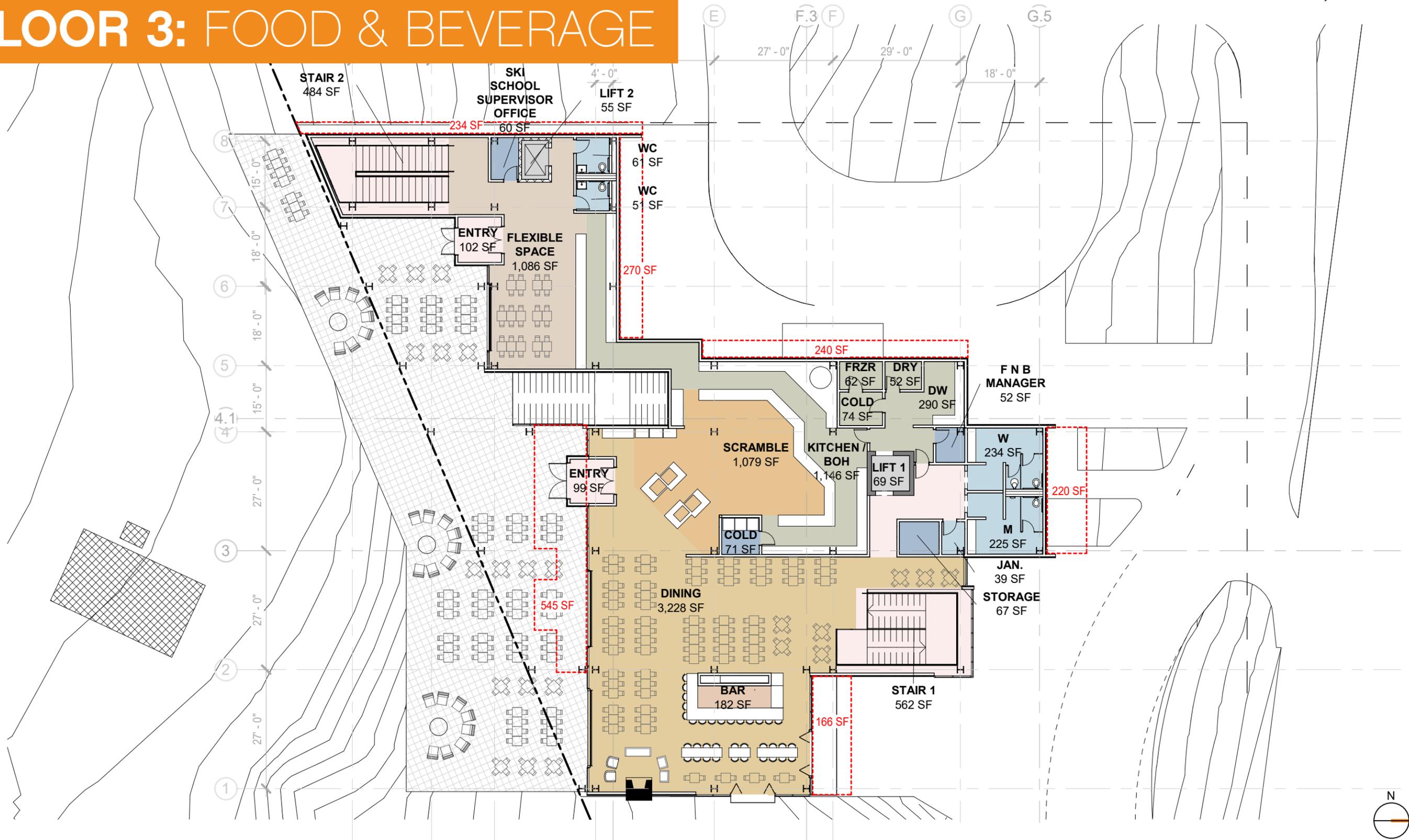
NOTES

- 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"

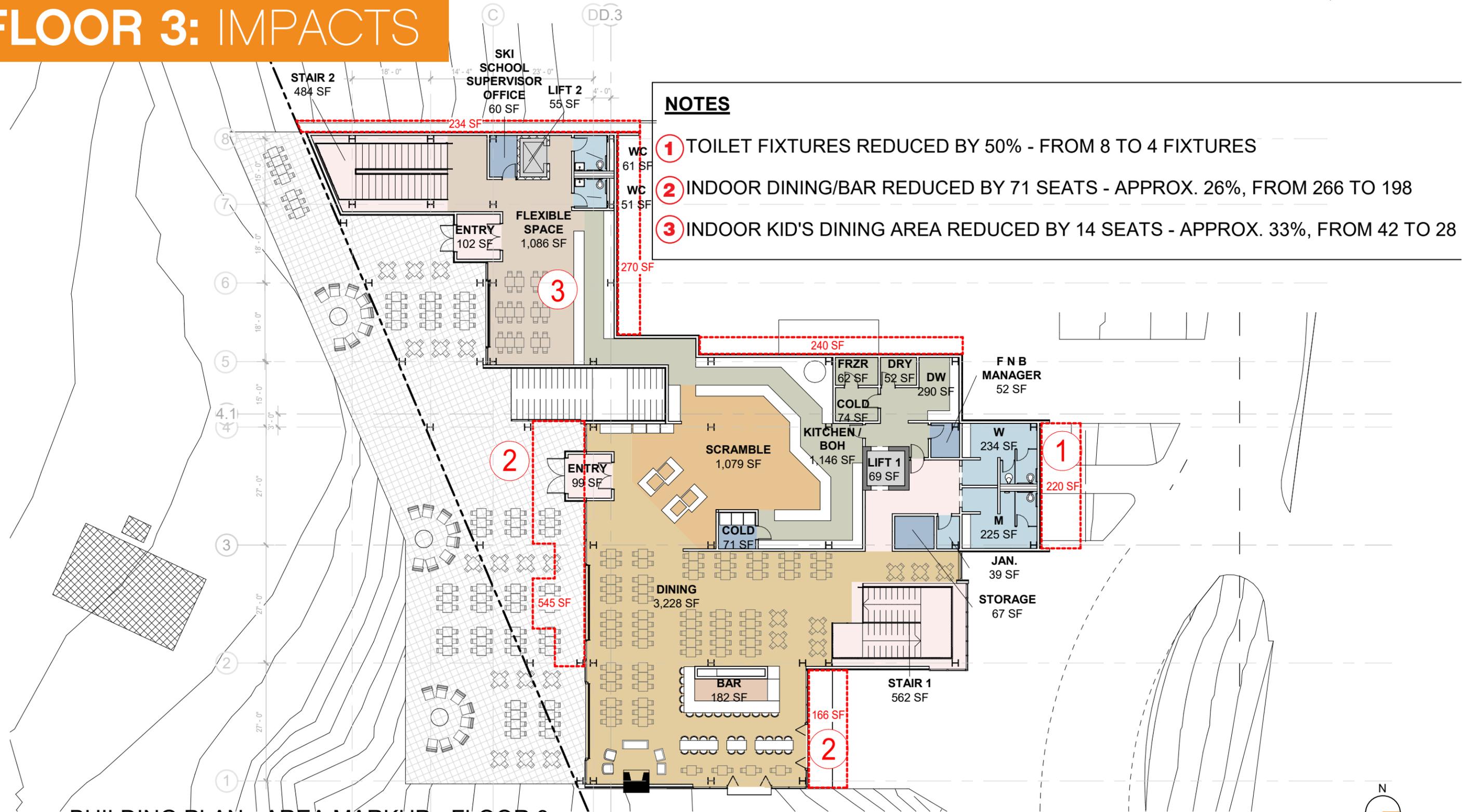


① BUILDING PLAN - AREA MARKUP - FLOOR 2
 1" = 20'-0"

FLOOR 3: FOOD & BEVERAGE



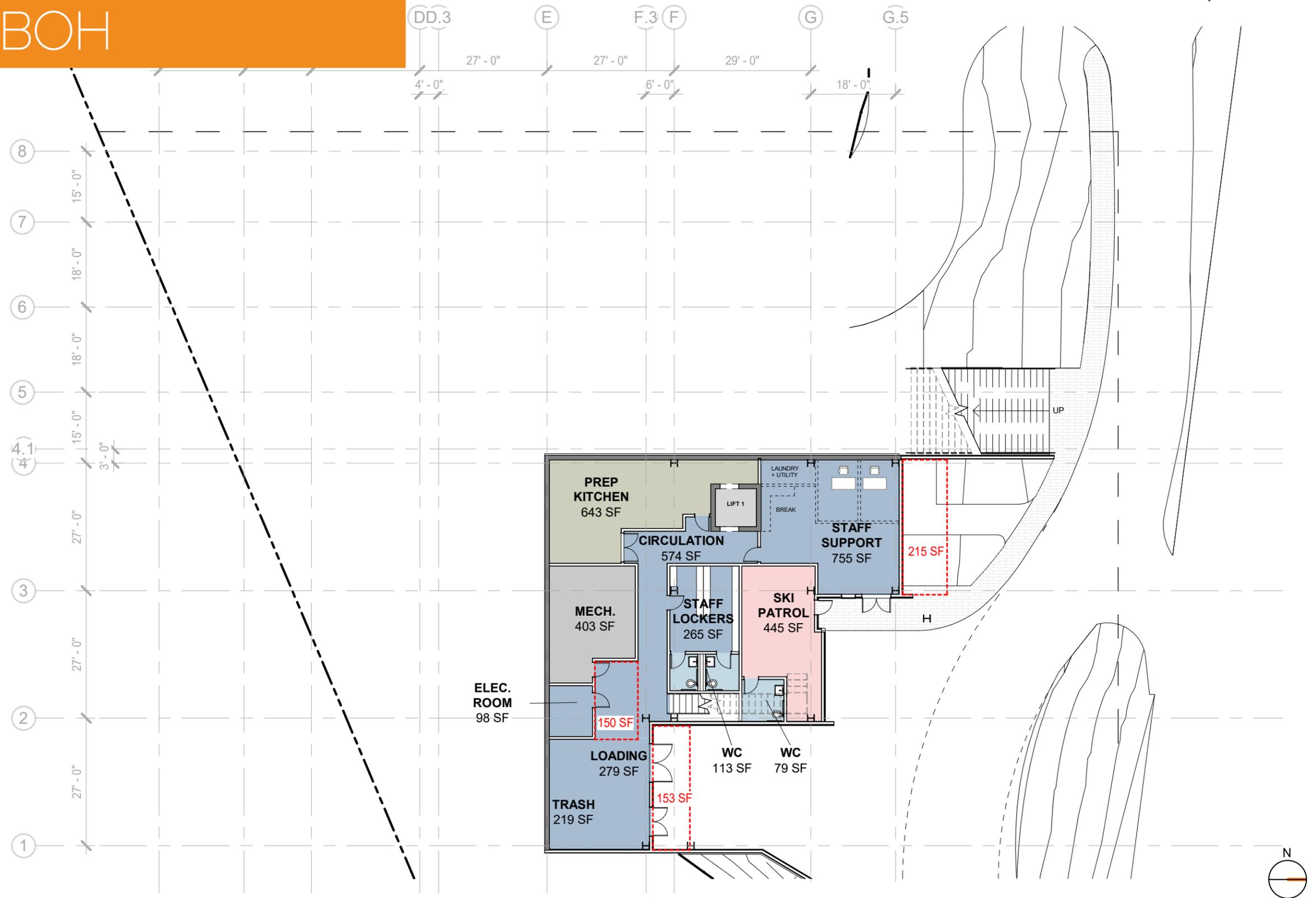
FLOOR 3: IMPACTS



- NOTES**
- ① TOILET FIXTURES REDUCED BY 50% - FROM 8 TO 4 FIXTURES
 - ② INDOOR DINING/BAR REDUCED BY 71 SEATS - APPROX. 26%, FROM 266 TO 198
 - ③ INDOOR KID'S DINING AREA REDUCED BY 14 SEATS - APPROX. 33%, FROM 42 TO 28

① BUILDING PLAN - AREA MARKUP - FLOOR 3
1" = 20'-0"

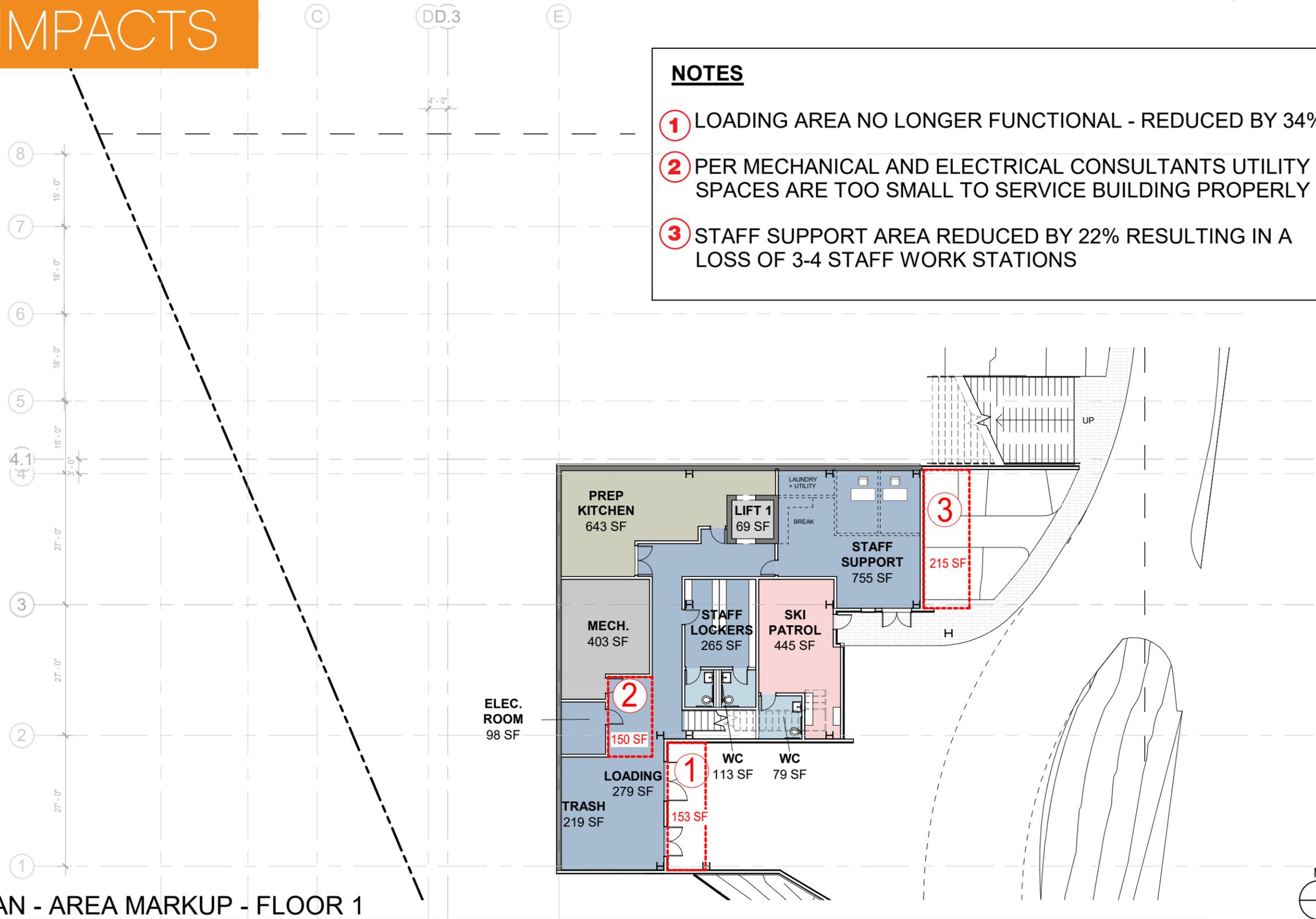
FLOOR 1: BOH



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

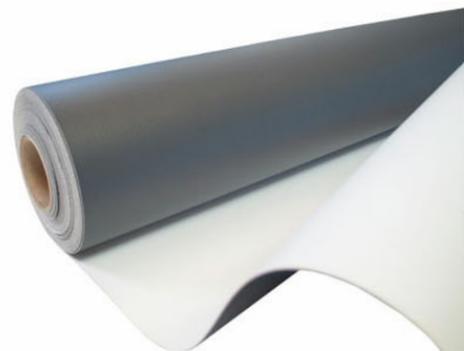
- **IN 27,910 sqft PLAN STRATEGY IS TO HAVE A LARGE LOADING/TRASH AREA THAT CAN BE FLEXIBLE FOR BOTH USES. WHEN REDUCED**
- **IN 24,908 sqft PLAN IT BECOMES TIGHT & DYSFUNCTIONAL FOR THE AMOUNT OF TRASH/LOADING ANTICIPATED.**
- **MECHANICAL ROOM – LOSS OF MECHANICAL SYSTEMS SPACE (HEATING, COOLING, VENTILATING)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



CONCEPT
MASSING

MATERIAL PALETTE: EXTERIOR ELEVATION

PVC MEMBRANE
ROOFING
MEDIUM GREY



WOOD FINISH CFB
PALE WOOD



STONE WALL



ALUMINUM CLAD
WINDOW FRAME
BLACK



PURLINS
WOOD



NICHIHA SHINGLE
DARK GREY-BRO



SIDING
ALUMINUM



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

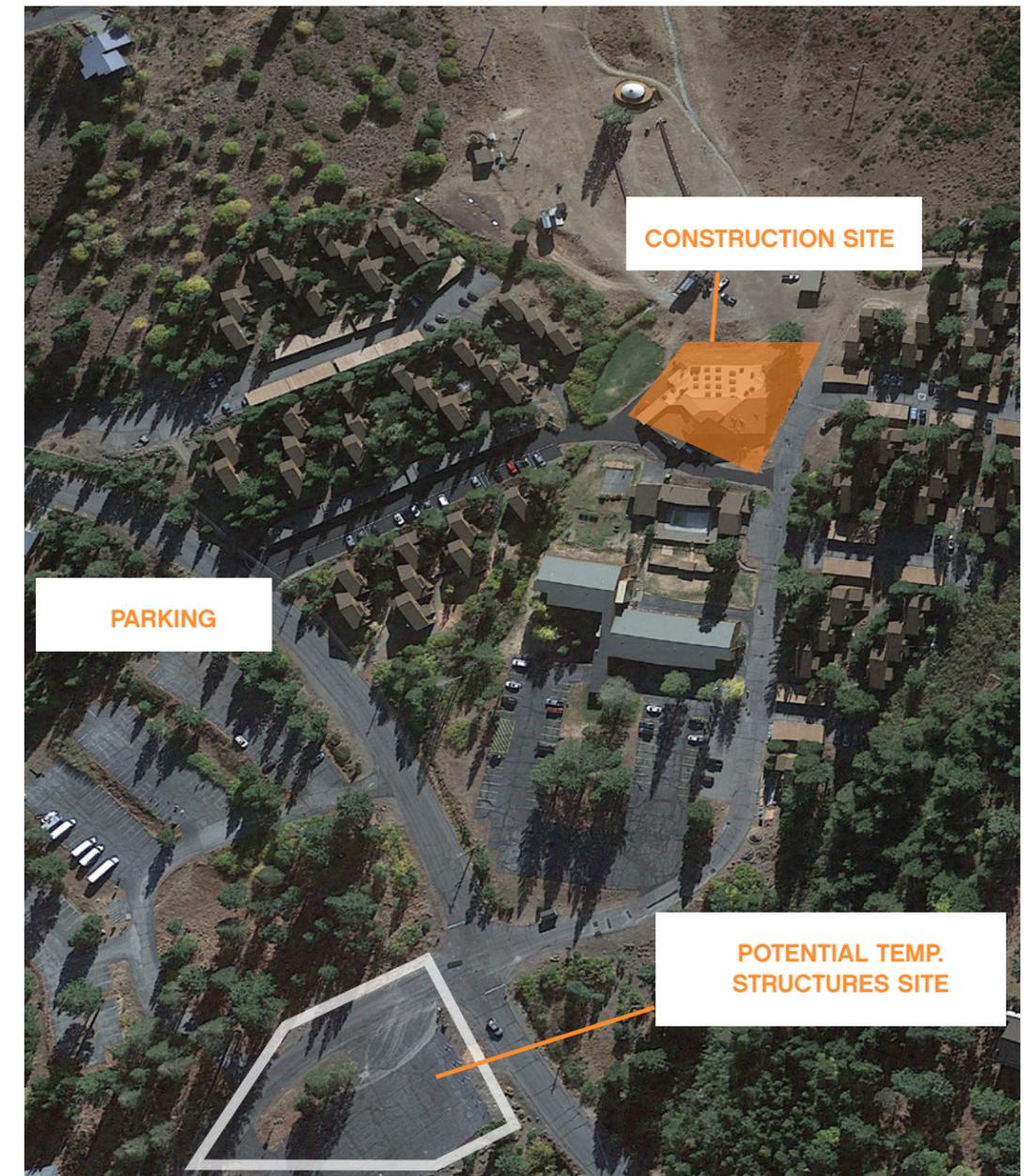
Construction:

- Spring 2023 - Commence demo/site work/footings and foundations
- 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**