

# DOWNHILL SKI RESORT LODGE REPLACEMENT PROJECT

October 22, 2021



TAHOE DONNER<sup>SM</sup>

# TODAY'S ACTIONS TO CONSIDER

## BY MOTION:

Board to provide staff direction on one of the following options:

1. Direct staff to complete 30% design for the proposed 27,910-square-foot downhill ski lodge, *OR*
2. Direct staff to complete 30% design for the proposed 24,908-square-foot ski lodge, *OR*
3. Direct staff to provide additional information regarding the proposed downhill ski lodge



# BACKGROUND



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# BACKGROUND

## 2017-present:

- Tahoe Donner has engaged three professional consulting firms to evaluate the current lodge and provide recommendations on size and functionality:
  - Ecosign
  - Ward-Young
  - Bull Stockwell Allen (BSA)

## December 14, 2019:

- Board decision to replace, not remodel

## May 28, 2021:

- Board decision to proceed into 30% design

## September 8, 2021:

- Board workshop 15% design check-in



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# BACKGROUND: SEPTEMBER 8 WORKSHOP

## **BSA presented:**

- 27,910 square-foot design option
- 24,908 square-foot design option

## **Staff presented:**

- Project history
- Communication
- Usage data and pro forma

## **Member comments received at September 8 workshop:**

- [22-page FAQ responses](#) from staff on October 1
- [Follow-up FAQs](#) from staff on October 15



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# BACKGROUND: CONTINUED

## Two specific follow-up questions from board:

- 1. What would a simpler box design – possibly “L” shaped – do for economics? How much would this save? Is modular construction possible?*
- 2. What is the usability and financial impact of having a straight wall on level three across the beachfront versus the current sawtooth design? What are the advantages, disadvantages, et al.?*

These questions were addressed in the [staff report](#).

## Task force weigh-in on sizing:

- Four out of five members recommended 27,910 square feet



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# FISCAL IMPACT



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# FISCAL IMPACT: COST DIFFERENCES

## CONSTRUCTION COST DIFFERENTIAL BETWEEN TWO PROPOSED REPLACEMENT LODGE SIZES

- WE HAVE RECEIVED DETAILED COST ESTIMATES FROM POTENTIAL CONTRACTORS
- 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)

Construction cost does include excavation, demolition, etc. (does not include soft costs, inflation or contingency)



# FISCAL IMPACT: FIVE-YEAR CAPITAL PLAN

## Annual Assessment Projections:

- The approved 2022 assessment is a 4.8% increase from 2021

## 5-YEAR IMPACT ON DEVELOPMENT FUND ASSESSMENT

Year	Proposed Increase Each Year From 2021	Proposed DF Portion of Assessment Increased 25%/year Through 2024
2022	\$111	\$555
2023	\$139	\$694
2024	\$173	\$867
2025	\$0	\$867
2026	\$0	\$867

# FISCAL IMPACT: FIVE-YEAR CAPITAL PLAN CONTINUED

## 2022 BUDGET CYCLE – DEVELOPMENT FUND INVESTMENT 5-YEAR CAPITAL FUNDS PROJECTION

Amenity	Project	2022	2023	2024	2025	2026
Association Wide	Mailboxes				300,000	
Association Wide	Generator/Transfer Switches (Lodge, ACAC, Topshop)	37,500				
Association Wide	Workforce Housing Feasibility Study/Project		75,000	250,000	1,500,000	1,000,000
ACAC	Snowmelt North Parking Lot				100,000	
ACAC	Air Conditioning/Airflow	70,500				
Campground	Campground Bathhouse				51,000	357,000
Downhill Ski Resort	Downhill Ski Lodge Replacement	496,952	11,043,058	5,648,493		
Downhill Ski Resort	Phase 2 Snowmaking: Eagle Rock	50,000	50,000	1,000,000		
Maintenance	Maintenance Yard Fuel Station Replacement	45,575	60,000	575,000		
Beach Club Marina	Deck Expansion and Shade Structure	222,000				
Northwoods	Campus Master Plan and Project		75,000	75,000	700,000	3,000,000
The Lodge	ADA Parking Lot Improvements	50,000				
The Lodge	Pavilion Family Dining Area Renovation	70,000				
Trails and Open Space	Implement Trail/Trailhead Projects in the TMP	75,000	75,000	80,000	250,000	250,000
Trails and Open Space	Class 1 Trail From Trout Creek Trailhead to ACAC Planning					
Trails and Open Space	Glacier Way Parking Lot Expansion			55,000	450,000	

*Project costs are for estimation purposes only; actual costs will adjust based on bid prices*

# FISCAL IMPACT: FIVE-YEAR CAPITAL PLAN CONTINUED

## 5-YEAR INCREASE IN DEVELOPMENT FUND PROJECTION

		2022	2023	2024	2025	2026
Estimated Annual Totals, Exclude RRF, Inflation Factor and Direct/Allocated Overhead		1,009,527	11,383,558	7,755,993	3,381,000	4,607,000
	Direct and Allocated Overhead	117,083	120,000	125,000	130,000	135,000
	Land Acquisition	100,000	100,000	100,000	200,000	200,000
	Expenditures Total	1,226,610	11,603,558	7,980,993	3,711,000	4,942,000
4.5%	Inflation Factor	55,197	1,067,817	1,126,646	714,437	1,216,631
	Total Including Inflation	1,281,807	12,671,375	9,107,639	4,425,437	6,158,631
	Operating Fund Surplus Transfer – 2021 Operating Fund	350,000				
1.0%	Interest Income	93,000	128,000	47,000	12,000	24,000
8.0%	Income Tax Investment	7,000	10,000	4,000	1,000	2,000
	Bad Debt Investment	7,000	7,000	7,000	7,000	7,000
	Projected Development Fund Portion of Annual Assessment	555	694	867	867	867
6473	Annual Contribution	3,592,515	4,492,262	5,612,091	5,612,091	5,612,091
	Beginning	10,011,237	* 12,773,935	4,705,821	1,246,273	2,436,928
	Ending	12,750,945	4,682,831	1,223,283	2,413,938	** 1,882,398
		Yr 2022	Yr 2023	Yr 2024	Yr 2025	Yr 2026

\* \$3.5M in 2023 from Replacement Reserve Fund for downhill ski lodge replacement

\*\* In 2027, assuming the Development Fund assessment stays at \$867, the projected Development Fund beginning balance would be \$7,494,489



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## NEXT STEPS:

### COMMUNICATION

- Communicate board decision(s)
- Continue project's communications plan to membership
- Update online FAQs regularly

### DESIGN

- Finalize schematic design drawings
- Finalize 30% cost estimate
- Continue environmental studies
- Continue project coordination and planning



# DRAFT SCHEDULE

The updated project schedule is as follows:

Date	Completion
January 2022	Complete 100% schematic design (30%) – cost estimation and review
May 2022	Complete 100% design development – cost estimation and review
October 2022	Complete 90% construction documents – bid and permit
January-February 2023	Complete 100% construction documents
Spring 2023	Begin construction

# THANK YOU



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