



STAFF REPORT

DATE:

October 14, 2021

TITLE:

Complete 30% Design of the Proposed Downhill Ski Lodge

RECOMMENDATION:

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:

Originally built in 1971 as a real estate sales office for Dart Corporation, the current ski lodge is now littered with issues that have caused it to be studied for remodel or replacement. On December 14, 2019, after extensive review including professional service reports by architects and engineers, the Board of Directors voted 4-1 to move forward with a complete replacement/new structure of the downhill ski lodge instead of a remodel of the facility. This decision was due to the challenges associated with its unique snowflake design and extensive building requirements that would need to comply with current ADA and California Building code regulations, making it a cost-prohibitive remodel.

Throughout the many years of this replacement project, various member-led committees and task forces have helped lead the work done to date. Since 2017, the Association consulted with three professional consultants: Ecosign Mountain Resort Planners, Ward-Young Architecture and, currently, Bull Stockwell Allen (BSA) to help understand the needs and space requirements for a new facility. The design parameters have been to develop a new lodge that accommodates the ski area's current needs based on existing amenity usage, ADA standards and best ski industry practices. The recommended sizes from the three consultants ranged from 25,500 square feet to 34,000 square feet with varying levels of detail.

On May 28, 2021, the Board voted 4-1 for staff to move forward with the consultants on the 30% design phase of the downhill ski lodge. Staff committed to a 15% design check-in with the Board to clarify design and cost, giving the Board an opportunity to confirm the project scope prior to finalizing the 30% design.

ANALYSIS:

Board Workshop

The 15% design check-in was held with the Board and membership at a special Board workshop on September 8, 2021. The design team architect, Bull Stockwell Allen (BSA), presented two building size options consisting of a 24,908-square-foot building and a 27,910-square-foot building. Both plans were presented in detail highlighting the impacts that different sized reductions have on the Association. The full BSA presentation can be found [here](#). Staff followed with a detailed presentation on the project





history, member communications, ski area usage data and ski area pro forma. The full staff presentation can be found [here](#).

Two member comment periods were held during the workshop, consisting of several comments and questions. Staff released the document [Responses to Member Input at the September 8 Special Board Workshop](#) to the membership on October 1, 2021. Staff received additional comments from the membership based on this document and subsequently released follow-up frequently asked questions to the web portal and the entire membership as part of the Monthly Member Meetup summary on October 15, 2021.

At the September 24, 2021 board meeting, the Board was asked to provide additional information they needed to make a determination on the project. The following questions were received by the Board and answered below:

1. WHAT WOULD A SIMPLER BOX DESIGN – POSSIBLY “L” SHAPED – DO FOR ECONOMICS? HOW MUCH WOULD THIS SAVE? IS MODULAR CONSTRUCTION POSSIBLE?

BSA provided the following answer: *There are several reasons why a simpler box-design/blocky L shape or modular building would not be economically efficient or appropriate for this situation:*

- *The site is not a large flat site, there is nearly a 40'-0" change in grade across the site, the amount of site sitework required in order to level/excavate the site would cost more trouble than it's worth. We would also be very limited in how much re-grading we'd be able to accomplish to provide a large enough "pad" for a boxier building because of where the existing roads that access the site for loading/drop-off are located.*
- *Aesthetically, a boxier building would also be more imposing on the community. While appropriate for a modern shopping center or office building - this is a ski lodge in a residential community where a building that works with the site's topography and has some variation in its envelope in order to keep a lower more inviting profile typically carries more value to its surrounding community.*
- *A Pre-fab design works well for small scale residential structures and/or where there is a lot of repetition. It is typically not suitable for complex programs or buildings on complex building sites.*

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.?

BSA provided the following answer: *The stepped facade allows us to shape the outdoor spaces, protect from wind, improve views and building orientation, respond to specific program needs and sizes, prioritize the façade (uses, entries, etc.), break down the architectural scale, and ultimately create a more interesting design. In the grand scheme of things, we see little impact on cost.*

Task Force

The Downhill Ski Lodge Task Force met on September 29, 2021, to discuss the outcome of the workshop and provide the Board with a task force recommendation on the project.





Following task force discussion – see task force meeting minutes [here](#) – the committee provided individual opinions on a sizing decision. Four members were in support of the 27,910-square-foot lodge. One member voiced concern regarding the project scope and did not weigh in on either option.

Tasks Required to Complete 30% Design:

Moving forward, the following tasks remain to be completed with 30% design:

- DESIGN:
 - Update and coordinate set of 30% design drawings including civil, architectural, structural, mechanical, electrical and plumbing
 - Update color palette and material selections
 - Update vignette sketches/3D views illustrating building relationship to site

- PLANNING:
 - Meet with fire marshal for initial review and feedback
 - Submit “Planned Development Application” to Town of Truckee

- PRECONSTRUCTION:
 - Select and award preconstruction services to general contractor
 - Select general contractor participation in key coordination calls to give input on constructability and cost-effectiveness
 - Select general contractor to provide a detailed cost estimate on the schematic design drawings (30% of overall design process)

Schedule:

The updated project schedule is as follows:

- Jan. 2022 Complete 100% schematic design (30% design) – cost estimation and review
- May 2022 Complete 100% design development – cost estimation and review
- Oct. 2022 Complete 90% construction documents – bid and permit
- Jan.-Feb. 2023 Complete 100% construction documents
- Spring 2023 Begin construction

OUTREACH:

The Association has conducted extensive member outreach for this project, consisting of:

- 2017-2019 DOWNHILL SKI SUBCOMMITTEE OF THE GENERAL PLAN COMMITTEE:
 - GPC Monthly meeting updates and minutes and subcommittee monthly meetings and minutes
 - *Tahoe Donner News* articles
 - Member discussion groups: around 7 meetings with 75 members, the Senior Alpine Ski Club and Condo Association
 - Annual meeting and member expo booths: amenity master plan information
- 2020 + 2021 SKI LODGE TASK FORCE AND DESIGN TEAM:





- Member engagements: 14 focus groups and 1 member survey with 2,643 responses
- Board updates: 9
- Tours of the ski lodge: 6 plus creation of video tour
- Open houses: 2 in-person and 1 via Zoom
- Member meetups: 4
- Dedicated member emails: 12
- Annual meeting booth
- Task force + meeting minutes
- Monthly updates or full story in *Tahoe Donner News*
- Creation of online web hub with continually evolving information and FAQs based on member feedback and questions

FISCAL IMPACT:

Projected all-in cost impact including planning/design/permitting (soft costs), construction costs, contingency and inflation of the 27,910-square-foot building is approximately \$23,000,000.

Projected all-in cost impact including planning/design/permitting (soft costs), construction costs, contingency and inflation of the 24,908-square-foot building is approximately \$22,400,000.

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ATTACHMENTS:

N/A

Prepared by: Jon Mitchell, Director of Capital Projects

General Manager Approval: _____ Date: _____

