

DOWNHILL SKI LODGE REPLACEMENT PROJECT SIZE + COST COMPARISONS



TAHOE DONNER™

AGENDA

Staff and consultants are providing a presentation on downhill ski lodge options. Board to provide feedback regarding options.

Order of Presentation

- About Downhill Ski + Usage
- Member Feedback Summary
- Recent Regional Projects
- Definitions
- Scenarios
 - Existing (as baseline for comparable)
 - \$18M All-in Cap
 - Functionally Equivalent + Code Compliant
 - Functionally Equivalent + Code Compliant + Ski School
 - 24,490 sq ft
 - 27,970 sq ft
- Comparisons by Area and Costs
- Replacement Reserve and Annual Assessment 5-Year Estimates

A child in a blue jacket and pink helmet is skiing down a snowy slope. In the background, a ski lift with several chairs is visible against a clear blue sky. Tall evergreen trees line the right side of the slope. The scene is bright and sunny, with shadows cast on the snow.

TAHOE DONNER'S FAMILY GATHERING PLACE WHERE GENERATIONS HAVE LEARNED TO SKI

Popular as “The Best Place to Begin” at any age, for family skiing, senior skiing, and for an affordable convenient ski day without hassle, Tahoe Donner Downhill Ski has served over 2,500 unique member-households in the past 5 years.

TOTAL SKIER VISITS

	Total Skier Visits	Peak Periods	Weekends	Midweek
Member	30%	28%	31%	36%
Guest	30%	33%	28%	26%
Public	40%	39%	41%	38%

Definitions

Includes: lift tickets and season passes.

- **Peak periods** – all holiday blackout periods (Dec. 17, 2022 – Jan. 1, 2023, Jan. 14-16, 2023, Feb. 18-25, 2023)
- **Weekends** – normal weekends throughout the season
- **Midweek** – Monday through Friday, non-holiday periods

SKI SCHOOL LESSON UTILIZATION

Ski School lesson utilization 2018/2019

Includes: packages, group and private lessons

- **Peak periods** – all holiday blackout periods (Dec. 17, 2022 – Jan. 1, 2023, Jan. 14-16, 2023, Feb. 18-25, 2023)
- **Weekends** – normal weekends throughout the season
- **Midweek** – Monday through Friday, non-holiday periods

	Ski School Lessons	Peak Periods	Weekends	Midweek
Member	10%	11%	10%	8%
Guest	53%	54%	56%	49%
Public	31%	32%	33%	27%
Unknown	6%	3%	1%	16%

Provided in Sept. 2021

ALL SKI SCHOOL PROGRAMS UTILIZATION

Ski School all programs 2018/2019

Includes: packages, group lessons, private lessons, recreation ski team, race team, speedsters, TD tykes, seniors

- **Peak periods** – all holiday blackout periods (Dec. 17, 2022 – Jan. 1, 2023, Jan. 14-16, 2023, Feb. 18-25, 2023)
- **Weekends** – normal weekends throughout the season
- **Midweek** – Monday through Friday, non-holiday periods

	All Ski School Programs	Peak Periods	Weekends	Midweek
Member	19%	16%	24%	16%
Guest	49%	54%	45%	44%
Public	29%	29%	29%	31%
Unknown	3%	1%	1%	9%



WHAT THE MEMBERSHIP HAS TOLD US

2020 SKI LODGE FOCUS GROUPS

- 14 FOCUS GROUPS, 90 MEMBERS
- CONDUCTED NOVEMBER AND DECEMBER 2020
- CONDUCTED BY THIRD PARTY CONSULTANT

2020/2021 SKI LODGE SURVEY

- 2,643 MEMBER RESPONSES
- OPEN FROM DECEMBER 29, 2020 - JANUARY 7, 2021
- CONDUCTED BY THIRD PARTY CONSULTANT

2022 SKI LODGE QUESTIONNAIRE

- 3,053 MEMBER RESPONSES
- OPEN FROM JANUARY 11 - FEBRUARY 10, 2022
- CONDUCTED BY THIRD PARTY CONSULTANT

2020 FOCUS GROUP THEMES

- 14 FOCUS GROUPS
- 90 MEMBER PARTICIPANTS
- CONDUCTED BY THIRD PARTY CONSULTANTS

No redeeming qualities of the current lodge, except outdoor deck

Continue focus on 'best place to begin'

Highest priority of improvements are:
1) food and beverage
2) restrooms
3) access to the hill from the lodge

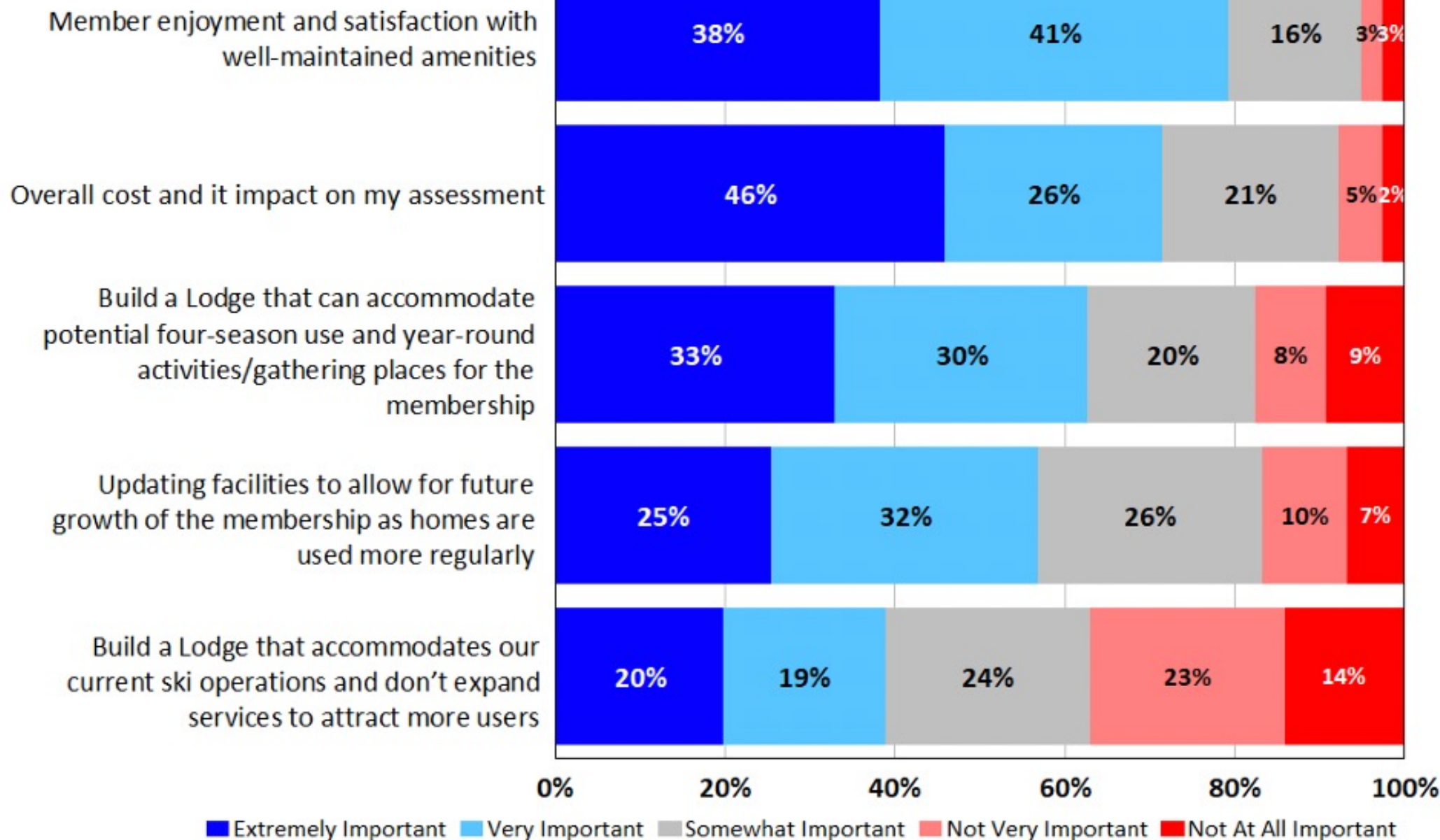
Consider multi-use spaces and off-season uses

Concern for cost/funding and transparency are very important to members



WHAT ASPECT OF DECISION-MAKING IS MOST IMPORTANT TO YOU?

2020 DOWNHILL SKI LODGE SURVEY



62% INDOOR EATING AREA

62% GRILL & FOOD SERVICE AREA

58% BAR AREA

50% BATHROOMS

44% DECK

WHAT AREA SHOULD BE CONSIDERED FOR EXPANSION?

(SELECT ALL THAT APPLY)

2020 DOWNHILL SKI LODGE SURVEY | 2,643 RESPONSES



SHOULD WE PROCEED WITH A 27,990 SQFT BUILDING COSTING \$21.3M + 10% CONTINGENCY?

2022 DOWNHILL SKI LODGE QUESTIONNAIRE | 3,053 RESPONSES

45% YES, PROCEED AS DESCRIBED

49% NO, DO NOT PROCEED

6% NO OPINION/DEFER TO THE BOARD

UNDERSTANDING THE MEMBERS WHO RESPONDED **'YES'** TO PROCEED

WHAT DO YOU LIKE ABOUT THE CURRENT PROPOSAL OR WHAT DO YOU WANT TO SEE CHANGED ABOUT THE CURRENT PROPOSAL, AND WHY? (OPEN ENDED FIELDS)

25%

The lodge needs replacement

19%

Like that the proposal is more spacious

23%

Don't change anything from the proposal

5%

Cost/budget should be cheaper

10%

Like that its based on research

7%

Multi-use and/or year-round use

UNDERSTANDING THE MEMBERS WHO RESPONDED 'NO' TO PROCEED

WHAT DO YOU LIKE ABOUT THE CURRENT PROPOSAL OR WHAT DO YOU WANT TO SEE CHANGED ABOUT THE CURRENT PROPOSAL, AND WHY? (OPEN ENDED FIELDS)

43%

Cost/budget
should be cheaper

16%

Building needs to
be replaced

34%

Reduce the size

3%

Want it larger

8%

Do not increase
my dues

5%

Multi-use and/or
year-round use

UNDERSTANDING THE MEMBERS WHO RESPONDED ‘NO OPINION/DEFER TO THE BOARD’

WHAT DO YOU LIKE ABOUT THE CURRENT PROPOSAL OR WHAT DO YOU WANT TO SEE CHANGED ABOUT THE CURRENT PROPOSAL, AND WHY? (OPEN ENDED FIELDS)

11%

Cost/budget
should be cheaper

16%

Building needs to
be replaced

6%

Reduce the size

4%

Want it larger

5%

Do not increase
my dues

7%

Multi-use and/or
year-round use

DEFINITIONS

- **Functionally Equivalent:** Building to have the same programmatic space it currently has including, but not limited to, same number of bathrooms, same rental space, same dining space, etc.
- **Code Compliant:** Space required to be added to the existing facility to meet current building codes that the current facility does not meet including, but not limited to, elevator, ADA compliance, updated California Building Codes and improved circulation and fire safety requirements.
- **Projected Budget** – “All-in” costs that are compiled from:
 - Soft Costs: Costs necessary for planning, design, permitting, construction management.
 - Construction Costs: Costs to build project including demolition, site prep, construction.
 - Contingency: Money set aside for unforeseen conditions, full contingency may or may not be spent based conditions.
 - Inflation: Construction costs are in today's dollars. Inflation at 4.9% is added to the construction costs for a 2023 construction. For project scenarios being constructed in 2024 an additional 4.5% is added.
- **Net Benefit to Owner:** Members’ annual benefit to the Assessment from the net operating result.
- **Needs Analysis:** Study conducted by third party professionals to evaluate space allocations (needs).



RECENT REGIONAL PROJECTS

TAHOE BEACH CLUB CLUBHOUSE



Total Construction Cost: \$28.19 Million

Total Area (SF): 30,000 SF

Construction Cost Per SF: \$939.66

Year Completed: 2020

Spaces: Commercial Kitchen, Dining, Bar, Fitness, Retail, Circulation, Elevators, Hospitality Suite, Kids Club, Back of House, Mechanical, Storage, Spa (Treatment Rooms, Sauna, Steam Rooms), Pool and Hot Tub

PROJECT DIFFERENCES

- Construction Costs Only
- Tahoe Beach Club had a clear and level site with no existing building to demolish
- Pool and Spa included in Tahoe Beach Club
- Tahoe Beach Club was built in Nevada (lower labor costs)
- Higher quality of interior finishes in Tahoe Beach Club
- Tahoe Beach Club was contracted in 2019 and completed in 2020.

RECENT REGIONAL PROJECTS

CLEAR CREEK TAHOE CLUBHOUSE



Total Construction Cost: \$14.05 Million

Total Area (SF): 18,000 SF

Construction Cost Per SF: \$780

Year Completed: 2021

Spaces: Commercial Kitchen, Dining, Bar, Fitness, Circulation, Elevators, Mechanical Storage, Spa (Treatment Rooms, Sauna), Lounges, Outdoor Event Spaces

PROJECT DIFFERENCES

- Construction Costs Only
- Clear Creek Clubhouse had a clear and mostly level site with no existing building to demolish
- Clear Creek Clubhouse was built in Nevada (lower labor costs)
- Clear Creek Clubhouse had lower snow loads which reduced the structural requirements
- Higher quality of interior finishes in the Clear Creek Clubhouse
- Clear Creek Clubhouse was contracted in 2020 and completed in 2021

BUILDING SCENARIOS

TAHOE DONNER
DOWNHILL SKI LODGE

LEGEND

GUEST SERVICES AND RETAIL

RENTALS AND LOCKERS

SKI SCHOOL

FOOD AND BEVERAGE

RESTROOMS

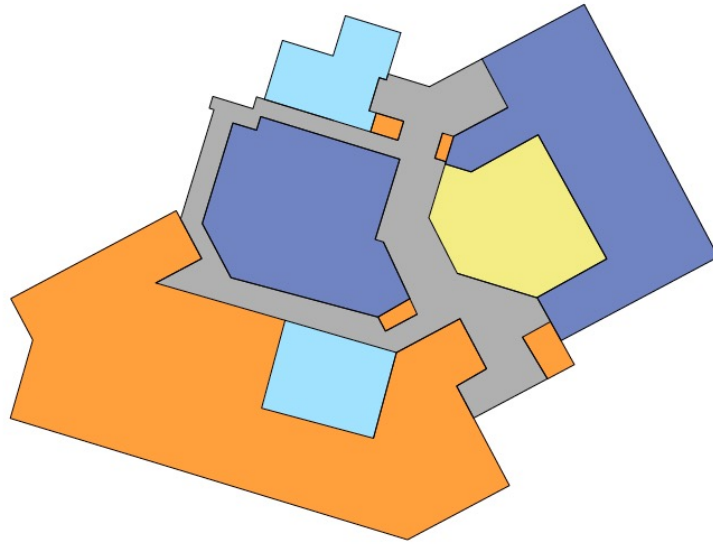
OPERATIONAL SPACE

CIRCULATION & MECHANICAL SPACE

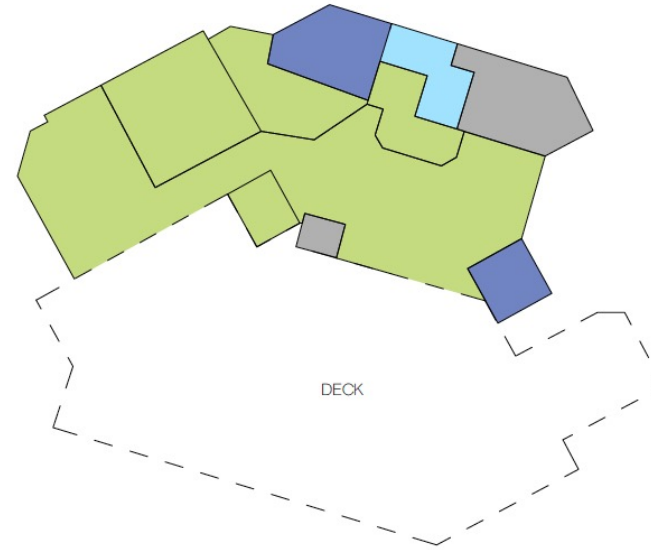
DECK



EXISTING SKI LODGE



LEVEL 1



LEVEL 2



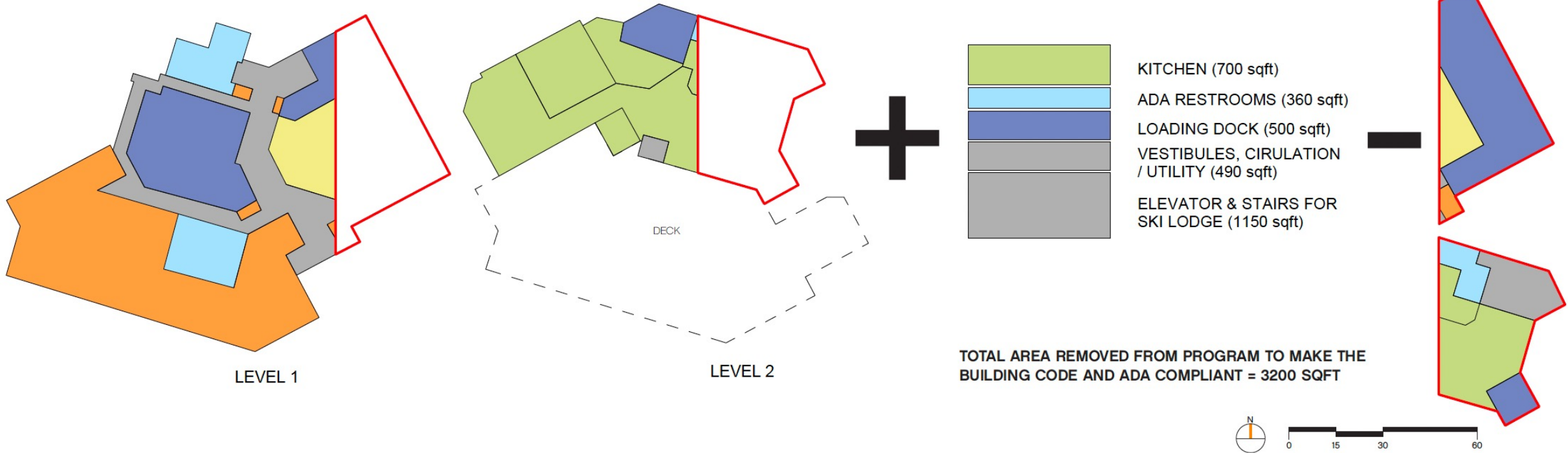
AREA AND PROGRAM SUMMARY

CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	COUNT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	856			- DOES NOT MEET ADA OR CURRENT CODE. - NON SKIER FRIENDLY STAIRS. - REMOTE SKI SCHOOL. - CROWDED, INEFFICIENT DINING. - SMALL DECK. - LONG CLIMB TO LIFTS.
RENTALS AND LOCKERS	3220		11 Ski/Snowboard Racks, 22 Boot Racks, 5 Helmet Poles	
SKI SCHOOL	0			
FOOD AND BEVERAGE	4229		130 Dining seats	
RESTROOMS	995		21 Total Water Closets and Urinals	
OPERATIONAL SPACE	3548			
CIRCULATION & MECHANICAL SPACE	2280			
DECK	5065			
TOTAL BUILDING AREA (EXCL. DECK)	15,128	0		

LODGE SCENARIO A: \$18 MILLION ALL-IN CAP

CODE, ADA, AND SKI SPECIFIC
REQUIREMENTS

OTHER AREA TBD



AREA AND PROGRAM SUMMARY

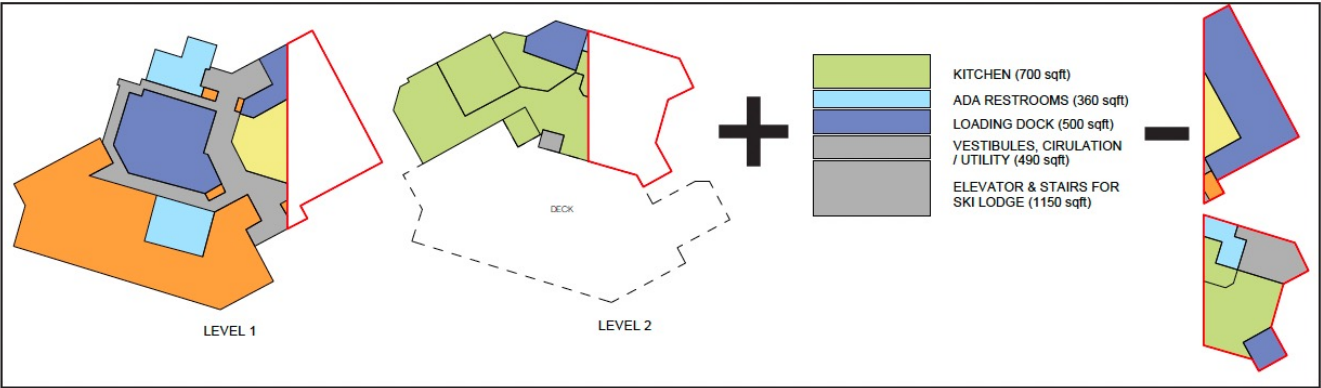
CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE*	COUNT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	TBD	Reduction TBD		- BUILDING WOULD MEET CODE AND ADA. - REQUIRES +/- 3200 SQFT REDUCTIONS OF OTHER SPACES, TBD. - NO NET INCREASE IN SQFT.
RENTALS AND LOCKERS	TBD	Reduction TBD	TBD	
SKI SCHOOL	0	Reduction TBD		
FOOD AND BEVERAGE	4,929	Reduction TBD	TBD	
RESTROOMS	1,355	Reduction TBD	TBD	
OPERATIONAL SPACE	4,048	Reduction TBD		
CIRCULATION & MECHANICAL SPACE	3,920	Reduction TBD		
DECK	TBD	Reduction TBD		
TOTAL BUILDING AREA (EXCL. DECK)	15,128	0		

*PROGRAMMED AREAS REDUCED BY 3200 SQFT TO MEET ADA, CODE, AND SKI SPECIFIC REQUIREMENTS

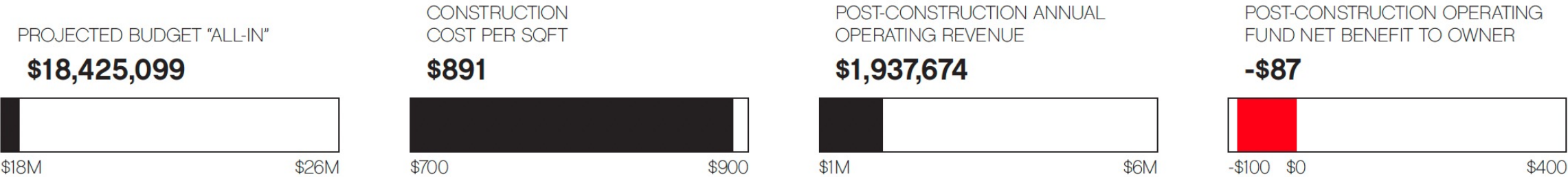
LODGE SCENARIO A FINANCIALS: \$18 MILLION ALL-IN CAP

CHANGES FROM CURRENT LODGE

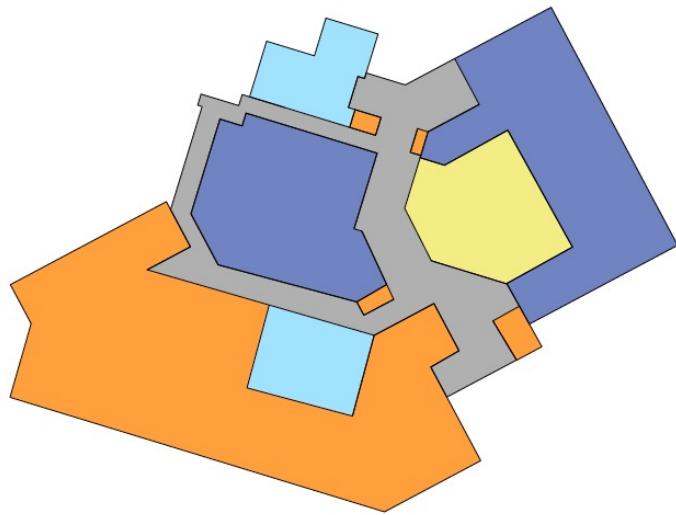
- Removing 3,200 sqft of functional space from current lodge to accommodate required building compliance space
- Reproportioning of spaces would reduce functional space in most areas
- Due to significant reduction in program spaces including food and beverage, rentals, ski school, and guest services the swing in the net benefit to owner would be \$-346/year from current operation



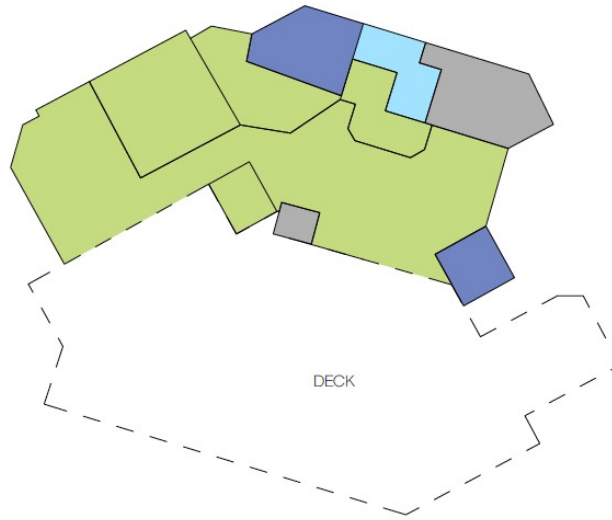
Construction Cost	Soft Cost	Construction Contingency @ 10%	Inflation for 2023 Construction @ 4.9%	Inflation for 2024 Construction @ 4.5%	Projected Budget "All-In"
\$13,480,214	\$2,300,000	\$1,348,021	\$660,530	\$636,333	\$18,425,099



LODGE SCENARIO B: FUNCTIONALLY EQUIVALENT + CODE COMPLIANT



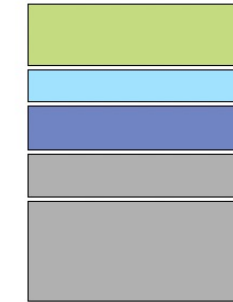
LEVEL 1



LEVEL 2



CODE, ADA, AND SKI SPECIFIC REQUIREMENTS



KITCHEN (700 sqft)
 ADA RESTROOMS (360 sqft)
 LOADING DOCK (500 sqft)
 VESTIBULES, CIRCULATION / UTILITY (490 sqft)
 ELEVATOR & STAIRS FOR SKI LODGE (1150 sqft)

REQUIRED ADDITIONAL AREA REQUIRED = 3,200 SQFT



AREA AND PROGRAM SUMMARY

CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	UNIT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	856			- NO NET INCREASE IN PROGRAMMED SPACES.
RENTALS AND LOCKERS	3220		11 Ski/Snowboard Racks, 22 Boot Racks, 5 Helmet Poles	
SKI SCHOOL	0			
FOOD AND BEVERAGE	4929	700	130 Dining seats	
RESTROOMS	1355	360	23 Total Water Closets and Urinals	
OPERATIONAL SPACE	4048	500		
CIRCULATION & MECHANICAL SPACE	3920	1640		
DECK	5065			
TOTAL BUILDING AREA (EXCL. DECK)	18,328	3,200		

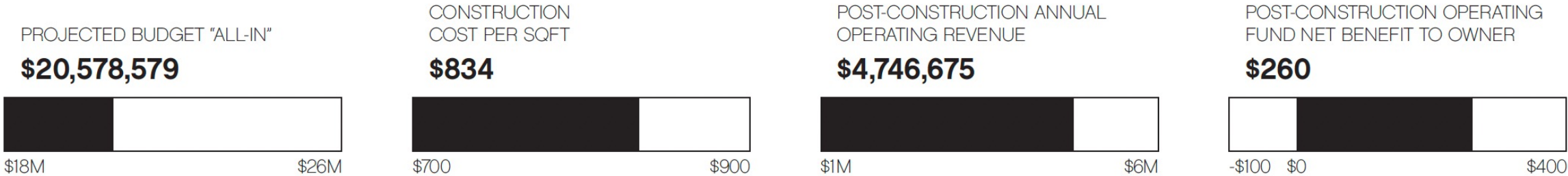
LODGE SCENARIO B FINANCIALS: FUNCTIONALLY EQUIVALENT + CODE COMPLIANT

CHANGES FROM CURRENT LODGE

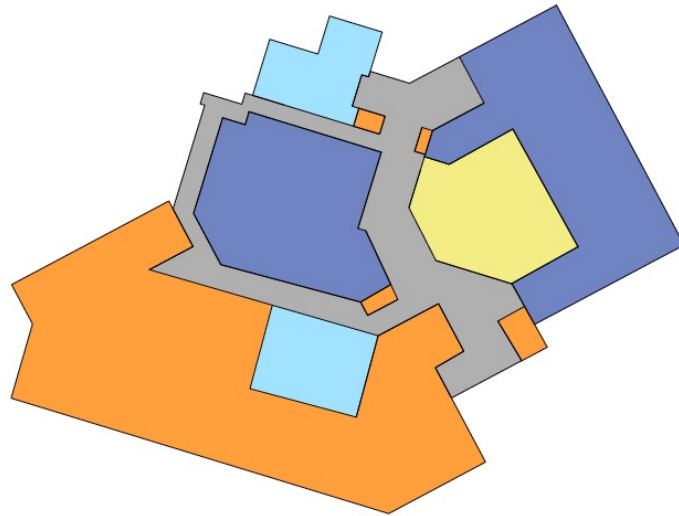
- Improves circulation
- Does not change existing program space inadequacies including food and beverage, rentals, ski school, tickets and operational space



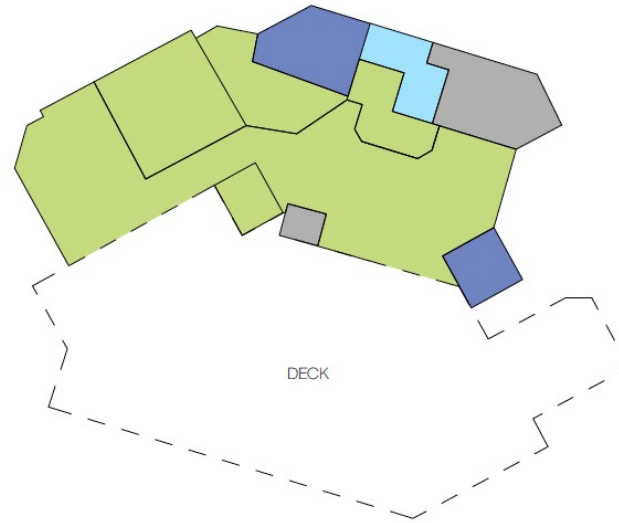
Construction Cost	Soft Cost	Construction Contingency @ 10%	Inflation for 2023 Construction @ 4.9%	Inflation for 2024 Construction @ 4.5%	Projected Budget "All-In"
\$15,280,473	\$2,300,000	\$1,528,047	\$748,743	\$721,315	\$20,578,579



LODGE SCENARIO C: FUNCTIONALLY EQUIVALENT + CODE COMPLIANT + SKI SCHOOL



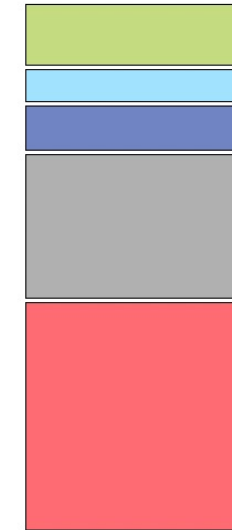
LEVEL 1



LEVEL 2



PREVIOUS + SKI SCHOOL



KITCHEN (700 sqft)

ADA RESTROOMS (360 sqft)

LOADING DOCK (500 sqft)

SKI FRIENDLY STAIRWAYS,
CIRCULATION/UTILITY (1640 sqft)

SKI SCHOOL (2580 sqft)

TOTAL ADDITIONAL AREA REQUIRED = 5,780 SQFT



AREA AND PROGRAM SUMMARY

CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	UNIT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	856			- ADDS SKI SCHOOL FUNCTIONS TO LODGE. - OTHER PROGRAMMED SPACE REMAINS THE SAME AS EXISTING.
RENTALS AND LOCKERS	3220		13 Ski/Snowboard Racks, 24 Boot Racks, 11 Helmet Poles	
SKI SCHOOL	2580	2580	30 Dining seats	
FOOD AND BEVERAGE	4929	700	130 Dining seats	
RESTROOMS	1355	360	23 Total Water Closets and Urinals	
OPERATIONAL SPACE	4048	500		
CIRCULATION & MECHANICAL SPACE	3920	1640		
DECK	5065			
TOTAL BUILDING AREA (EXCL. DECK)	20,908	5,780		

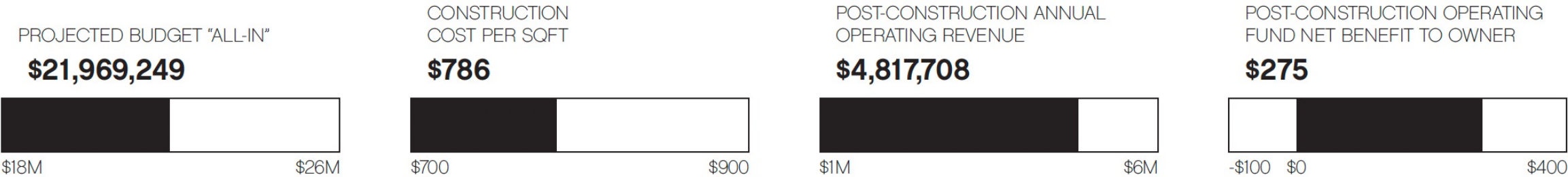
LODGE SCENARIO C FINANCIALS: FUNCTIONALLY EQUIVALENT + CODE COMPLIANT + SKI SCHOOL

CHANGES FROM CURRENT LODGE

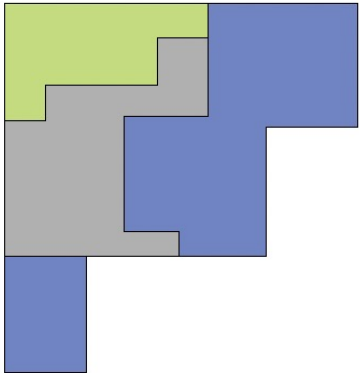
- Improves circulation
- Does not change existing program space inadequacies including food and beverage, rentals, tickets and operational space
- Brings ski school space inside which provides a safe, permanent conditioned ski school facility with direct access to food and beverage, restrooms, rentals



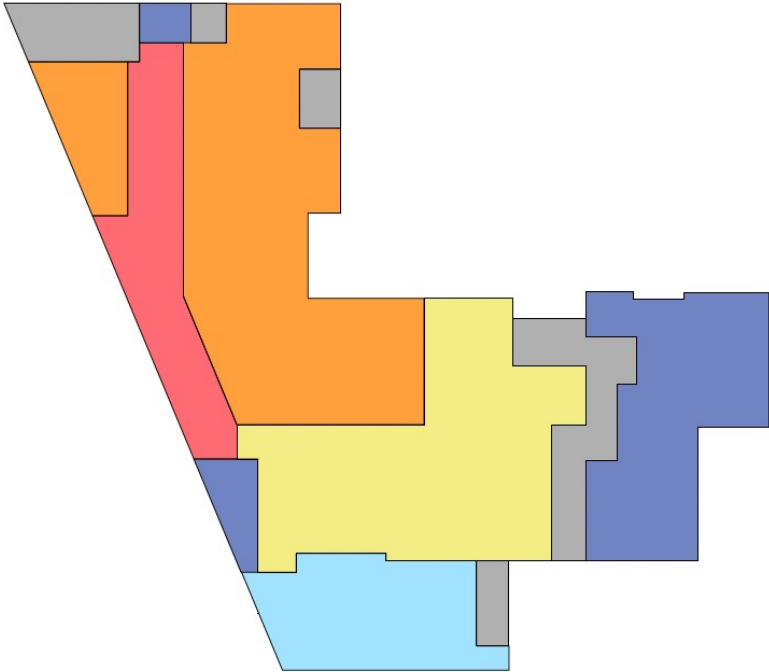
Construction Cost	Soft Cost	Construction Contingency @ 10%	Inflation for 2023 Construction @ 4.9%	Inflation for 2024 Construction @ 4.5%	Projected Budget "All-In"
\$16,443,042	\$2,300,000	\$1,644,304	\$805,709	\$776,194	\$21,969,249



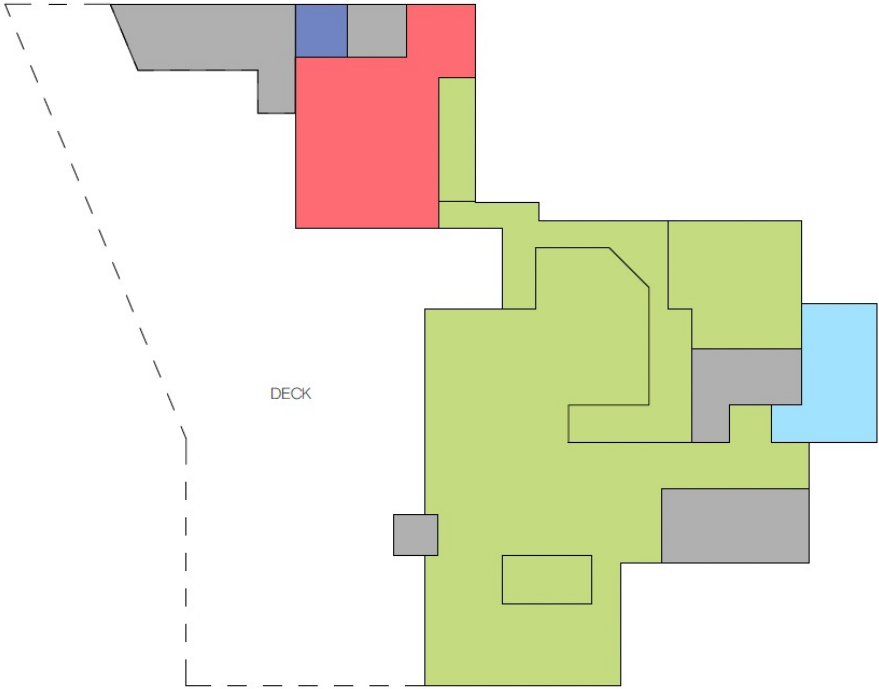
LODGE SCENARIO D: 24,490 SQFT



LEVEL 1



LEVEL 2



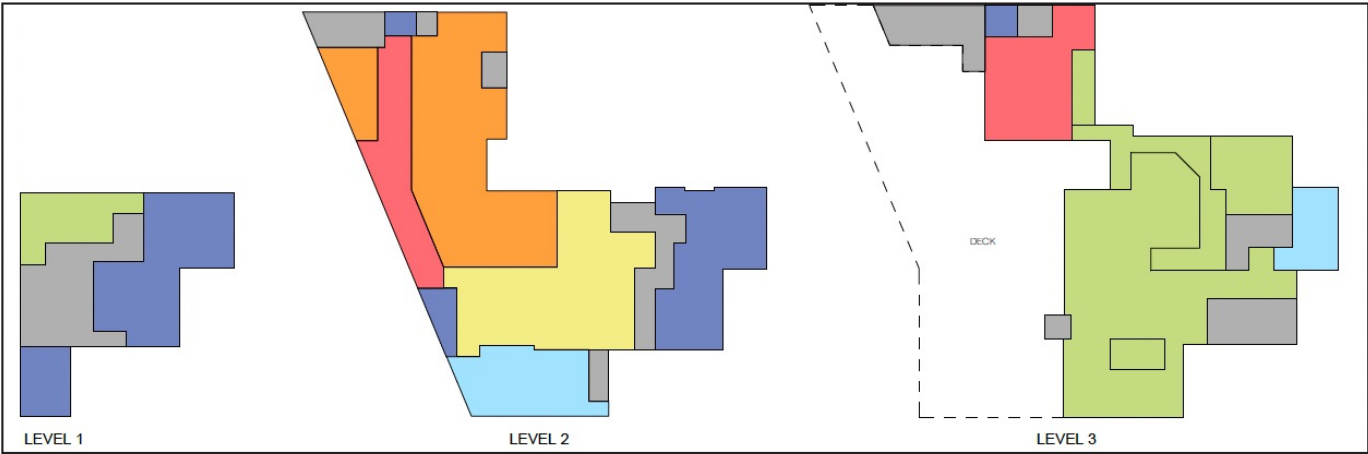
LEVEL 3



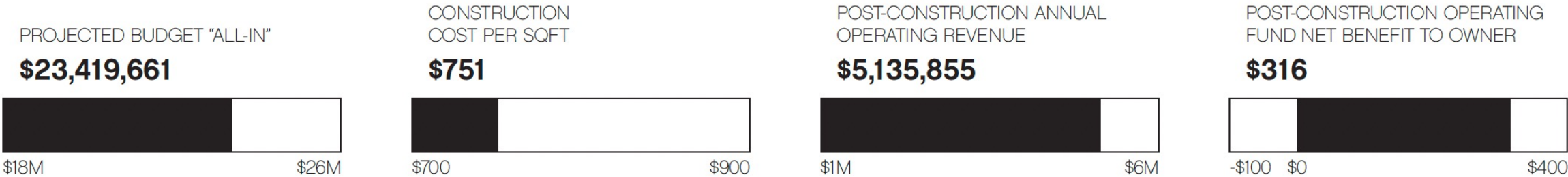
AREA AND PROGRAM SUMMARY				
CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	UNIT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	2310	1454		<div>- SEATING INCREASED BY 68 SEATS.</div> <div>- IMPROVED RENTAL FLOW.</div> <div>- NO MEANINGFUL INCREASE IN EXISTING OPERATION SPACE.</div>
RENTALS AND LOCKERS	3381	161	13 Ski/Snowboard Racks, 24 Boot Racks, 11 Helmet Poles	
SKI SCHOOL	2580	2580	2 Ski/Snowboard Racks, 14 Dining seats	
FOOD AND BEVERAGE	6656	2427	198 Dining seats	
RESTROOMS	1610	615	27 Total Water Closets and Urinals	
OPERATIONAL SPACE	4007	459		
CIRCULATION & MECHANICAL SPACE	3946	1666		
DECK	6700	1035		
TOTAL BUILDING AREA (EXCL. DECK)	24,490	9,362		

CHANGES FROM CURRENT LODGE

- Brings ski school space inside which provides a safe, permanent conditioned ski school facility with direct access to food and beverage, restrooms, and rentals
- Increases food and beverage capacity from 130 to 198 seats
- Improves member experience for food and beverage
- Three story building with deck at lift elevation

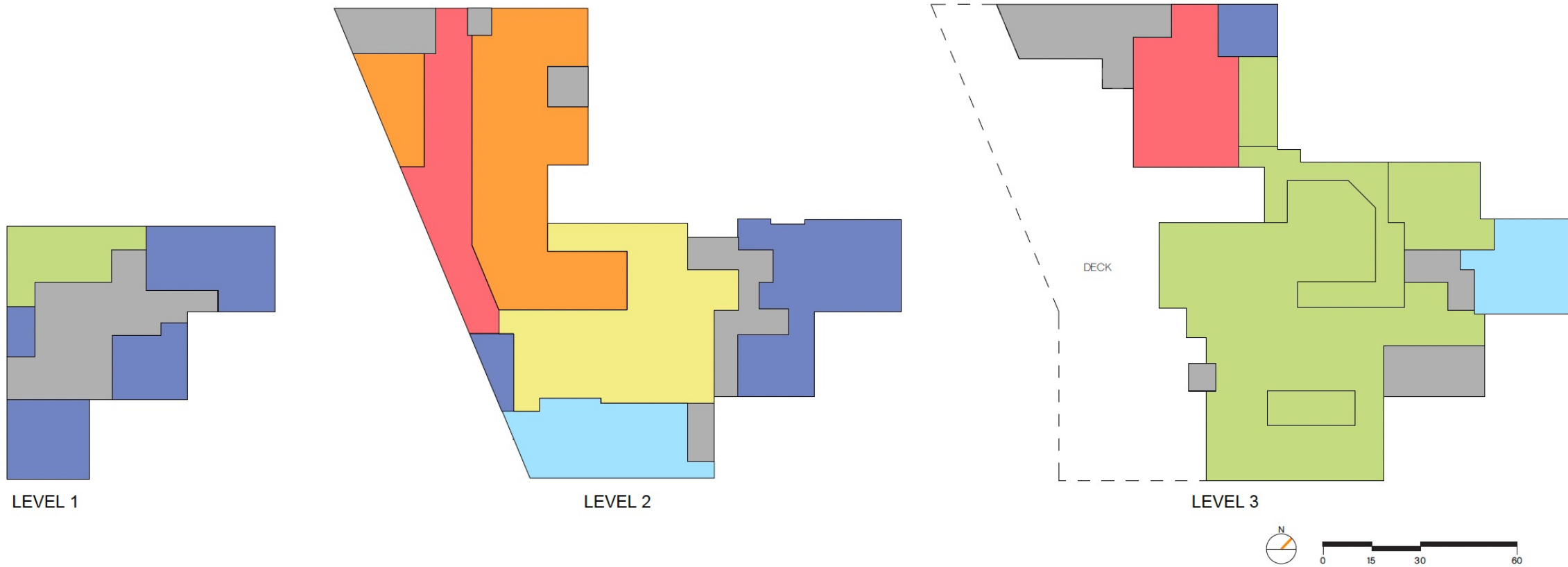


Construction Cost	Soft Cost	Construction Contingency @ 10%	Inflation for 2023 Construction @ 4.9%	Inflation for 2024 Construction @ 4.5%	Projected Budget "All-In"
\$18,380,906	\$2,300,000	\$1,838,091	\$900,664	N/A	\$23,419,661



LODGE SCENARIO E: 27,970 SQFT

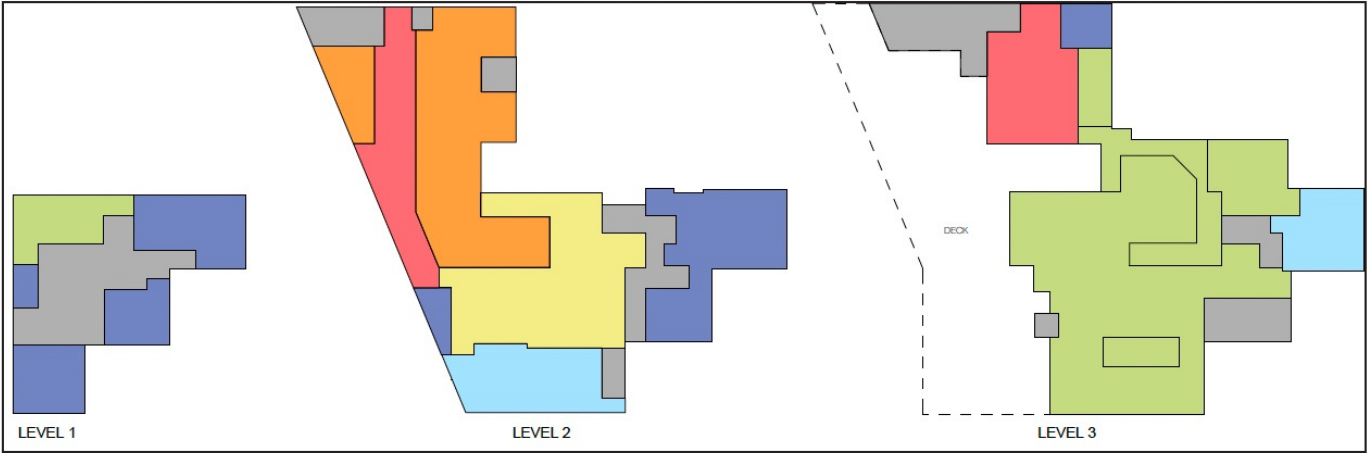
NOTE: CURRENT PROPOSED SCHEME WITH 100% SCHEMATIC DESIGN COMPLETED



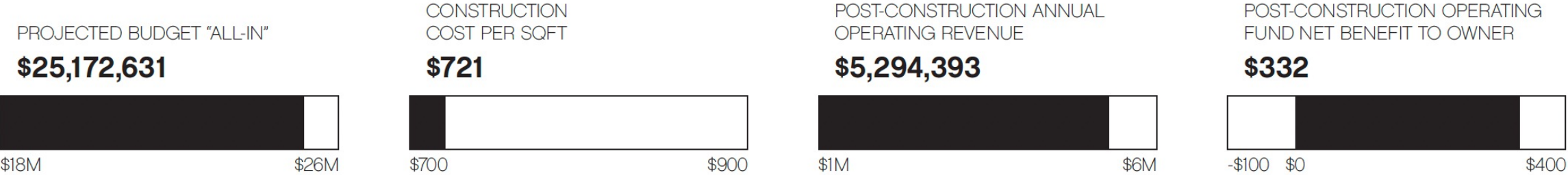
AREA AND PROGRAM SUMMARY				
CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	UNIT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	2708	1852		<div>- OPTIMIZED DESIGN TO MEET CAPACITY OF 900.</div> <div>- SEATING INCREASED BY 136 SEATS.</div> <div>- IMPROVED GUEST SERVICES, RETAIL, AND OPERATION SPACE.</div>
RENTALS AND LOCKERS	3504	284	13 Ski/Snowboard Racks, 24 Boot Racks, 11 Helmet Poles	
SKI SCHOOL	2580	2580	2 Ski/Snowboard Racks, 30 Dining seats	
FOOD AND BEVERAGE	8076	3847	266 Dining seats	
RESTROOMS	2233	1238	35 Total Water Closets and Urinals	
OPERATIONAL SPACE	4399	851		
CIRCULATION & MECHANICAL SPACE	4470	2190		
DECK	6100	1035		
TOTAL BUILDING AREA (EXCL. DECK)	27,970	12,842		

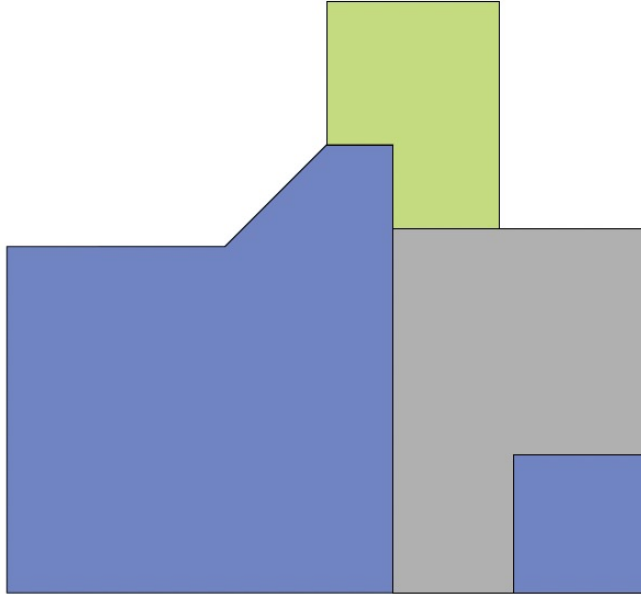
CHANGES FROM CURRENT LODGE

- Brings ski school space inside which provides a safe, permanent conditioned ski school facility with direct access to food and beverage, restrooms, and rentals
- Increases food and beverage capacity from 130 to 266 seats
- Improves member experience and meets needs analysis for most spaces
- Three story building with deck at lift elevation

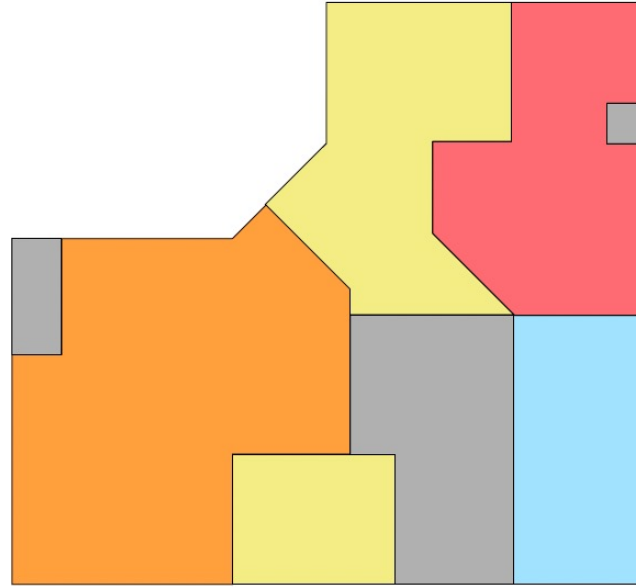


Construction Cost	Soft Cost	Construction Contingency @ 10%	Inflation for 2023 Construction @ 4.9%	Inflation for 2024 Construction @ 4.5%	Projected Budget "All-In"
\$20,167,651	\$2,000,000	\$2,016,765	\$988,215	N/A	\$25,172,631

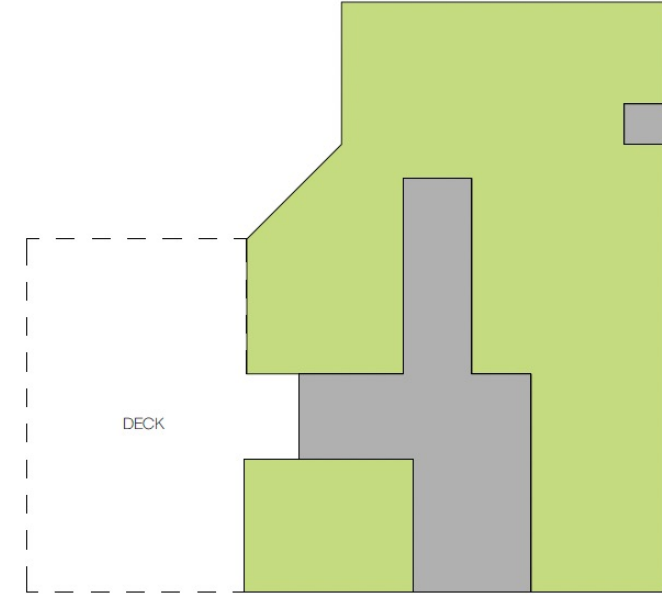




LEVEL 1



LEVEL 2



LEVEL 3



AREA AND PROGRAM SUMMARY

CATEGORY / LEGEND	AREA (sqft)	CHANGE FROM CURRENT LODGE	UNIT	PROGRAM NOTES / COMMENTS
GUEST SERVICES AND RETAIL	2315	1459		- RECOMMENDATIONS FROM PREVIOUS NEEDS STUDY. - AREAS CAN BE REDUCED BY INDUSTRY BEST PRACTICES. - APPROXIMATELY 8,000 SQFT LARGER THAN SCENARIO E, +/- 33%
RENTALS AND LOCKERS	4736	1516	13 Ski/Snowboard Racks, 24 Boot Racks, 11 Helmet Poles	
SKI SCHOOL	2580	2580	30 Dining seats	
FOOD AND BEVERAGE	8900	4671	300 Dining seats	
RESTROOMS	1600	605	27 Total Water Closets and Urinals	
OPERATIONAL SPACE	8470	4922		
CIRCULATION & MECHANICAL SPACE	7150	4870		
DECK	3648	-1417		
TOTAL BUILDING AREA (EXCL. DECK)	35,751	20,623		

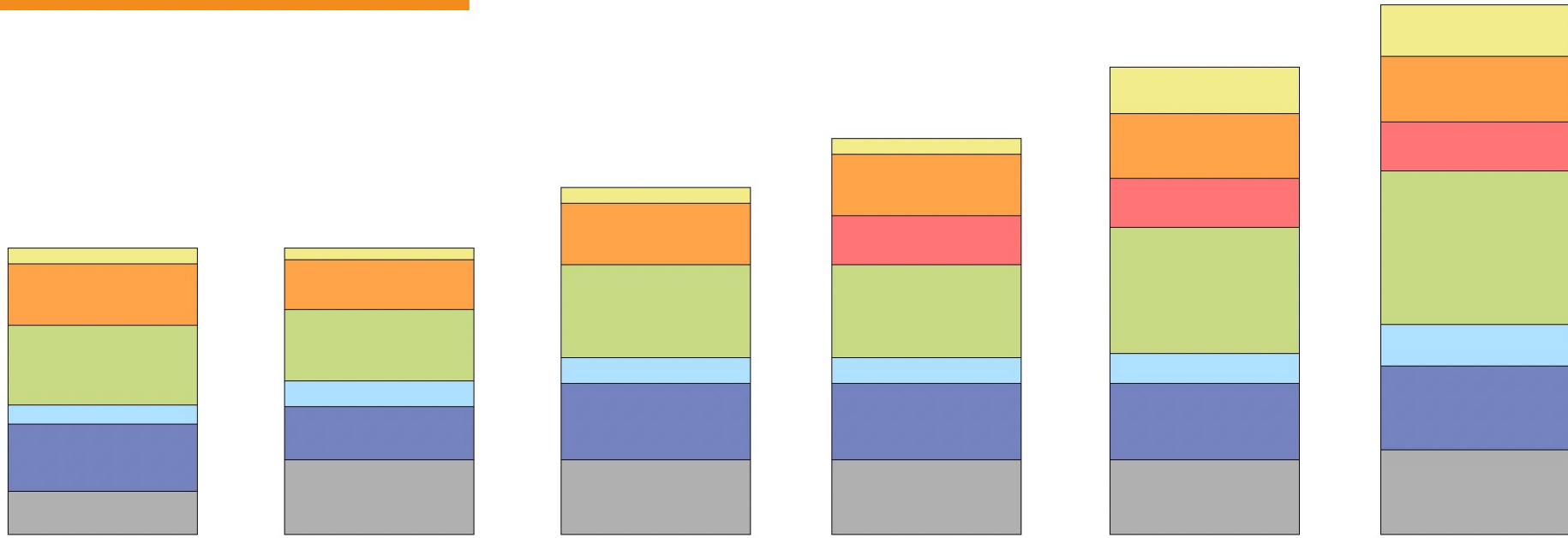


COMPARISONS

COMPARISON: AREAS

Downhill Ski Lodge Program	Existing Lodge (sqft)	A. \$18 M All-in Cap	B. Functionally Equivalent + Code Compliant	C. Functionally Equivalent + Code Compliant + Ski School	D. 24,490 Lodge Program (sqft)	E. 27,970 Lodge Program (sqft)	F. Needs Analysis (sqft)
GUEST SERVICES AND RETAIL	865	TBD	856	856	2,310	2,708	2,315
RENTALS AND LOCKERS	3,220	TBD	3,220	3,220	3,381	3,504	4,736
SKI SCHOOL	0	0	0	2,580	2,580	2,580	2,580
FOOD AND BEVERAGE	4,229	4,929	4,929	4,929	6,656	8,076	8,900
RESTROOMS	995	1,355	1,355	1,355	1,610	2,233	1,600
OPERATIONAL SPACE	3,548	4,048	4,048	4,048	4,007	4,399	8,470
CIRCULATION & MECHANICAL SPACE	2,280	3,920	3,920	3,920	3,946	4,470	7,150
DECK	5,056	TBD	5,056	5,056	6,700	6,100	3,648
TOTAL BUILDING AREA (EXCL. DECK)	15,128	15,128	18,328	20,908	24,490	27,970	35,751

COMPARISON: AREAS



EXISTING LODGE

A. \$18 MILLION
ALL-IN CAP

B. FUNCTIONALLY
EQUIVALENT + CODE
COMPLIANT

C. FUNCTIONALLY
EQUIVALENT + CODE
COMPLIANT + SKI
SCHOOL

D. 24,490 SQFT
LODGE

E. 27,970 SQFT
LODGE

AREA

15,128 SQFT

15,128 SQFT

18,328 SQFT

20,908 SQFT

24,490 SQFT

27,970 SQFT

Projected Budget

-

\$18,425,099

\$20,578,579

\$21,969,249

\$23,419,661

\$25,172,631

Construction Cost Per SQFT

-

\$891

\$834

\$786

\$751

\$721

Post-Construction Annual Operating Revenue

-

\$1,937,674

\$4,746,675

\$4,817,708

\$5,135,855

\$5,294,393

Post-Construction Operating Fund Net Benefit to Owner

-

-\$87

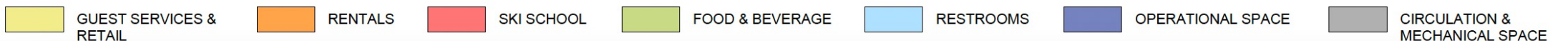
\$260

\$275

\$316

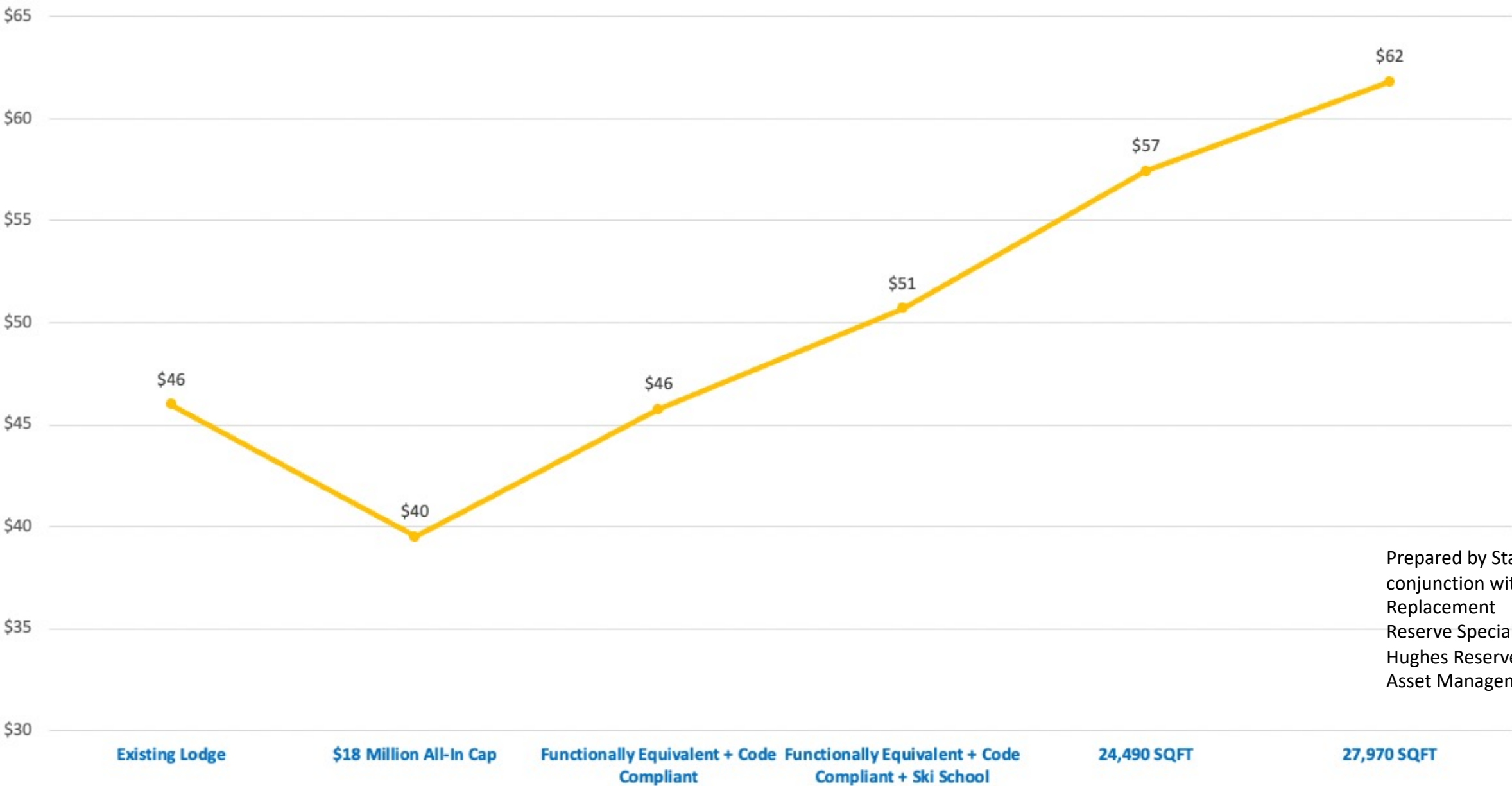
\$332

LEGEND



SKI LODGE REPLACEMENT RESERVE FUND (LODGE ONLY)

ESTIMATE IMPACT PER OWNER, PER YEAR

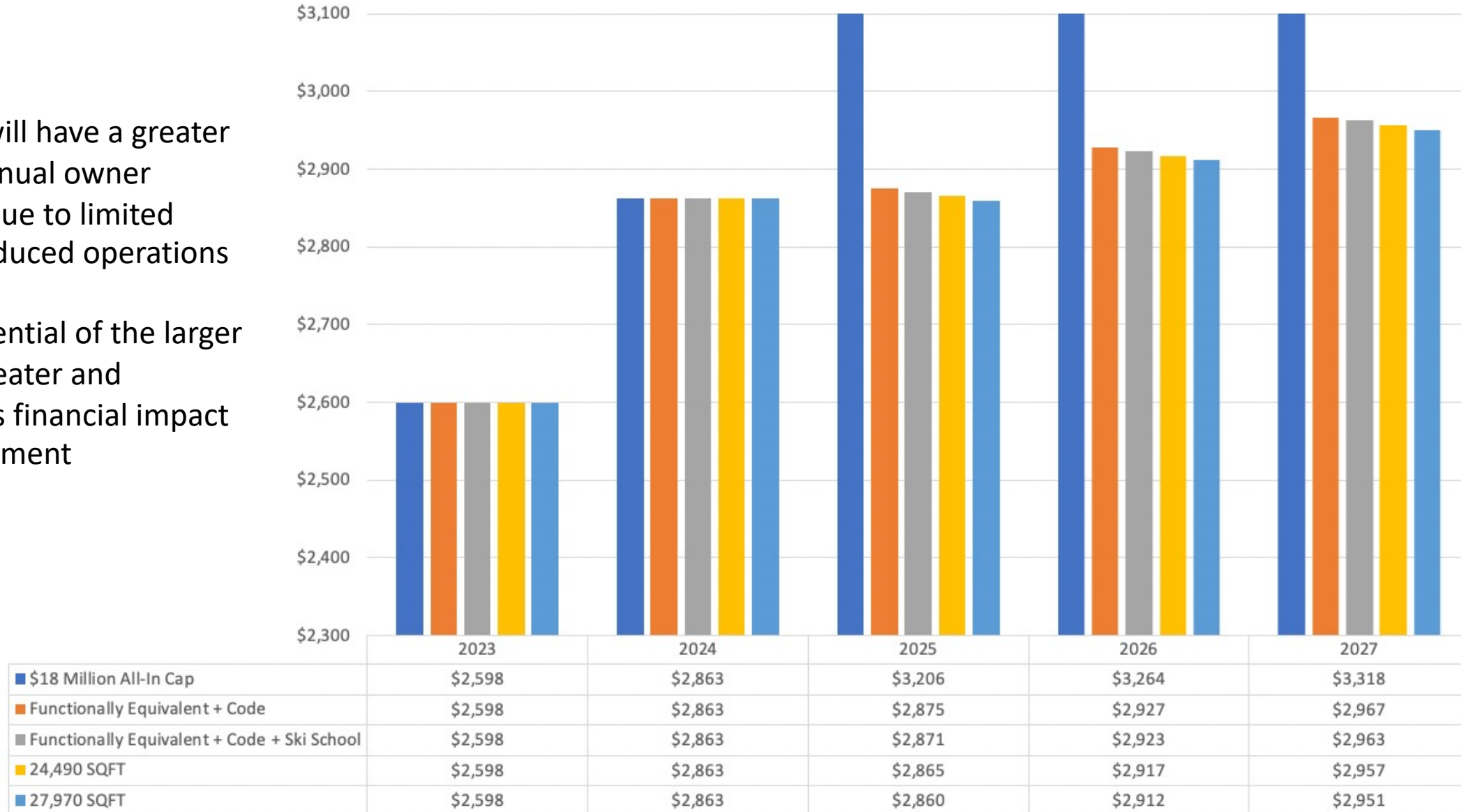


Prepared by Staff in conjunction with Replacement Reserve Specialist, Hughes Reserves & Asset Management

TOTAL ANNUAL ASSESSMENT ESTIMATE BY LODGE SCENARIO



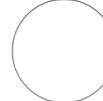
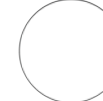








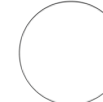















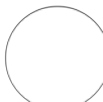







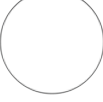
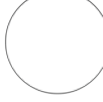







Key Takeaways

- \$18M all-in will have a greater impact on annual owner assessment due to limited space and reduced operations
- Revenue potential of the larger building is greater and therefore less financial impact on the assessment



PROJECT OPPORTUNITIES + NEEDS

BUILDING SCENARIOS

	Reduced Size From 27,900	Reduced Cost From \$23.5 Mil	Increase Operational Space	Integrated Ski School Operation	Expanded Seating, Dining & Bar	Additional Restrooms	Meets Capacity of 900	At-Grade Accessibility to the Lift	Expanded Deck
\$18M All-in CAP									
Functionally Equivalent + Code Compliant									
Functionally Equivalent + Code+ Ski School									
24,490ft ²									
27,970ft ²									

KEY



Fully addresses the issue or meets need



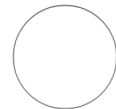
Mostly addresses the issue or meets need



Half addresses the issue or meets need



Partially addresses the issue or meets need



Does not address the issue or meet need

QUESTIONS?

Board to provide feedback regarding options.

Saturday, April 23 Regular Board Meeting | Downhill Ski Lodge on the Agenda