

DOWNHILL SKI LODGE UPDATE

March 24, 2023



TAHOE DONNERSM

UPDATE OBJECTIVE

Staff to provide the Board with an update on the Downhill Ski Lodge Replacement Project.
No decision required.





CURRENT STATUS OF ENVIRONMENTAL PLANNING + PERMITTING WITH THE TOWN OF TRUCKEE

- As of 3/17/23, the Town of Truckee has not made CEQA determination. Expecting determination by the week of 3/21/23
- As of 3/17/23, the Town of Truckee Planning Commission hearing date is TBD

PROJECT DESIGN + CONSTRUCTION STATUS

- Construction documents complete
- SierraCon sent the bid packet to subcontractor on 3/3/23
 - Anticipate bid results mid- to late-April
 - SierraCon and TDA to review/analyze bids
 - Bid results will determine construction cost



DOWNHILL SKI TEMPORARY OPERATION DURING CONSTRUCTION

Staff continues to finalize a plan. The temporary operations plan in progress includes:

- Utilizing a portion of parking area, likely lot 5, for temporary operation
- Temporary structures will include:
 - Ticket Sales
 - Restrooms
 - Rentals
 - Ski Patrol
 - Employee Services
- On-mountain temporary restrooms similar to covid operation
- Yurt will be utilized as a potential warming hut/snack shack
- TDA food truck potential option for limited F+B



CURRENT DESIGN + COST SAVINGS MEASURES

Per board direction in approved motion on April 24, 2022, staff continues to undergo cost savings measures. In an effort to achieve that, there is a full team effort between BSA, all engineering sub-consultants, SierraCon and TDA. As part of the process, all items and options were on the table for discussion over the last several months.

Conducted detailed value engineering (VE) effort – over 40 items to reduce costs

- Value Engineering examples include:
 - Removed second elevator, allows for integrated mechanical rooms
 - Align 2nd floor south wall with 3rd floor walls simplifying construction and reducing square footage
 - Reduce 1st floor kitchen space and kitchen equipment
 - Structural steel finish
 - Reduce steel with more efficient design



BULL STOCKWELL ALLEN PRESENTATION

John Ashworth with BSA will now present:

- Design changes related to value engineering efforts
- Final design floor plans
- Final elevation views
- Interior views and design



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