

# DOWNHILL SKI LODGE UPDATE

May 26, 2023

# TODAY'S OBJECTIVES

1. Staff to provide the Board with an update on the current status of Town of Truckee planning approval process
2. Staff to update Board on construction schedule





# TOWN OF TRUCKEE PLANNING APPROVAL PROCESS

## ENVIRONMENTAL REVIEW

- Initial environmental document released by the Town on May 19, 2023
- Town made a CEQA determination of a Mitigated Negative Declaration (MND)
  - An MND outlines specific mitigation measures to ensure the project doesn't have an impact on the environment
  - Staff believe these mitigation measures are appropriate for this project

## PROJECT REVIEW

- The Planning Commission will review the project at the June 20 meeting



# TOWN OF TRUCKEE PLANNING APPROVAL PROCESS

## NEXT STEPS

- Town is currently accepting comments on the environmental document – due June 18, 2023
  - All comments should be directed to the Town. Comments must come directly through individuals. TDA cannot forward comments
- Planning Commission hearing set for June 20, 2023



# CONSTRUCTION SCHEDULE UPDATE

## What does this mean for the construction schedule?

- It has taken longer than anticipated for the Town to process the project
- Original construction schedule:
  - Anticipated a spring 2023 start
  - Planned to disrupt only one winter ski season, 18-20 months
  - This timeline is no longer feasible
- Staff evaluated a later 2023 project start and determined it is not viable due to the following:
  - It would require the disruption of two winter downhill ski seasons
  - Large member enjoyment impacts
  - Large revenue loss and cost implications
  - Regulatory requirements limit grading/earth work construction season
- **The project must be delayed until Spring 2024**







# CONSTRUCTION SCHEDULE UPDATE

## CONTINUED

### SPRING 2024 CONSTRUCTION SCHEDULE

- Demolition spring 2024
- Construction complete for 2025/26 ski season



# COST IMPLICATIONS

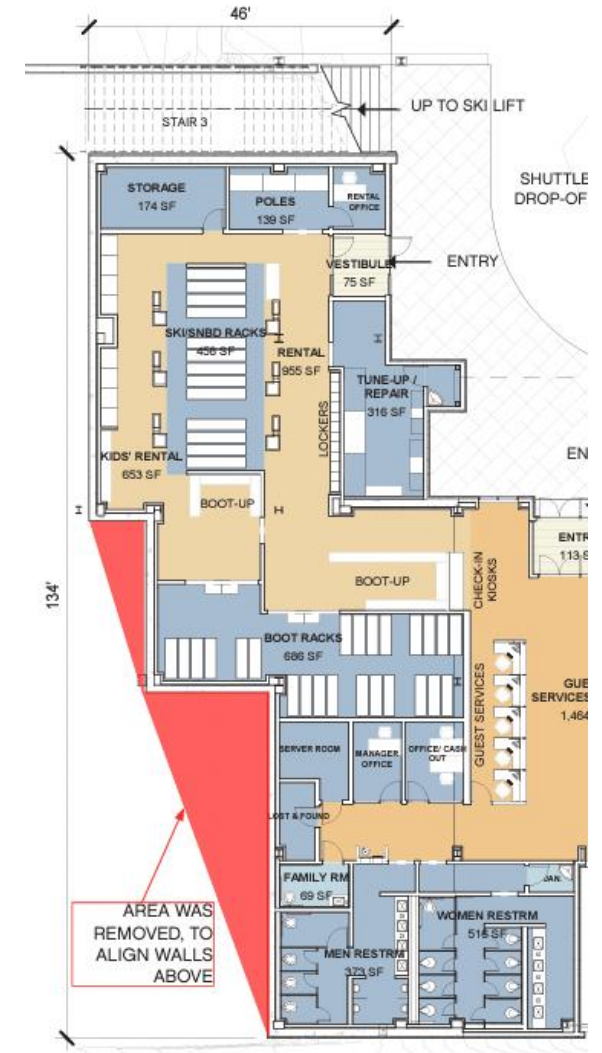
The updated construction timeline will have cost implications that are dependent on the stabilization of the construction market

Staff will use this added time to:

- Continue value engineering
- Re-affirm our operational and programming needs
- Adjust the funding schedule as a part of the 2024 budget process

Bid Process

- The project bid will go out in the fall for spring 2024 construction
- Optimized bid timing to maximize competitive responses



# THANK YOU

