

DOWNHILL SKI RESORT LODGE REPLACEMENT PROJECT

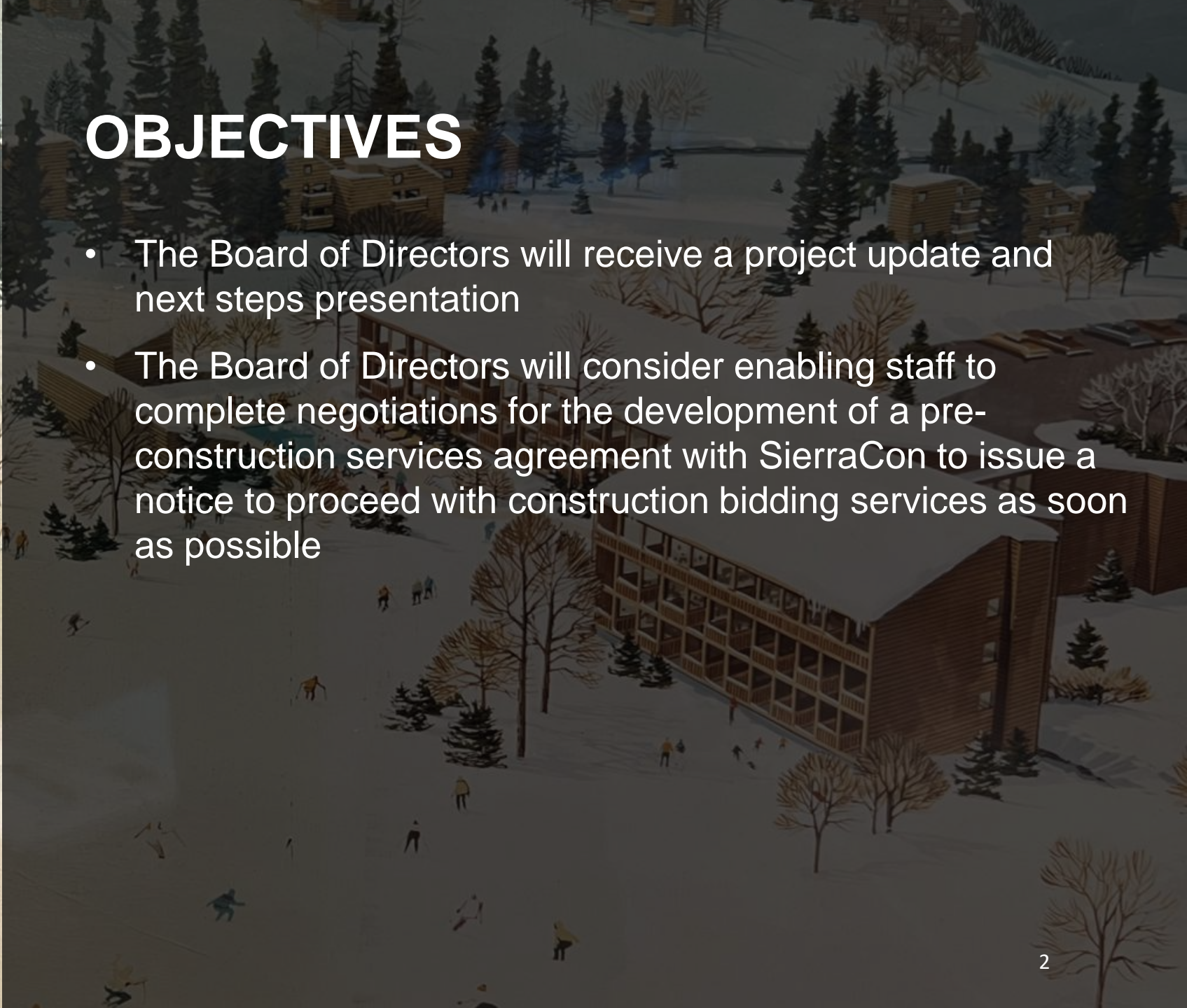
Special Board Meeting | December 21, 2023





OBJECTIVES

- The Board of Directors will receive a project update and next steps presentation
- The Board of Directors will consider enabling staff to complete negotiations for the development of a pre-construction services agreement with SierraCon to issue a notice to proceed with construction bidding services as soon as possible





SIERRACON SELECTION PROCESS

February 2022 Best Value Selection Process

- **Request for Qualifications (RFQs) sent to eight general contractor firms**
 - Selection panel ranked the top five firms from RFQ
 - Panel consisted of the Downhill Ski Lodge Task Force Chair, staff and Bull Stockwell Allen (BSA)
- **Request for Proposals (RFPs) sent to top five firms**
 - Selection criteria:
 - Relevant experience
 - Proposed team qualifications
 - Project understanding
 - 15% design cost estimate
- **Completed interviews and firm selection**

WHY SIERRACON?

THEN (2022)

Relevant Experience

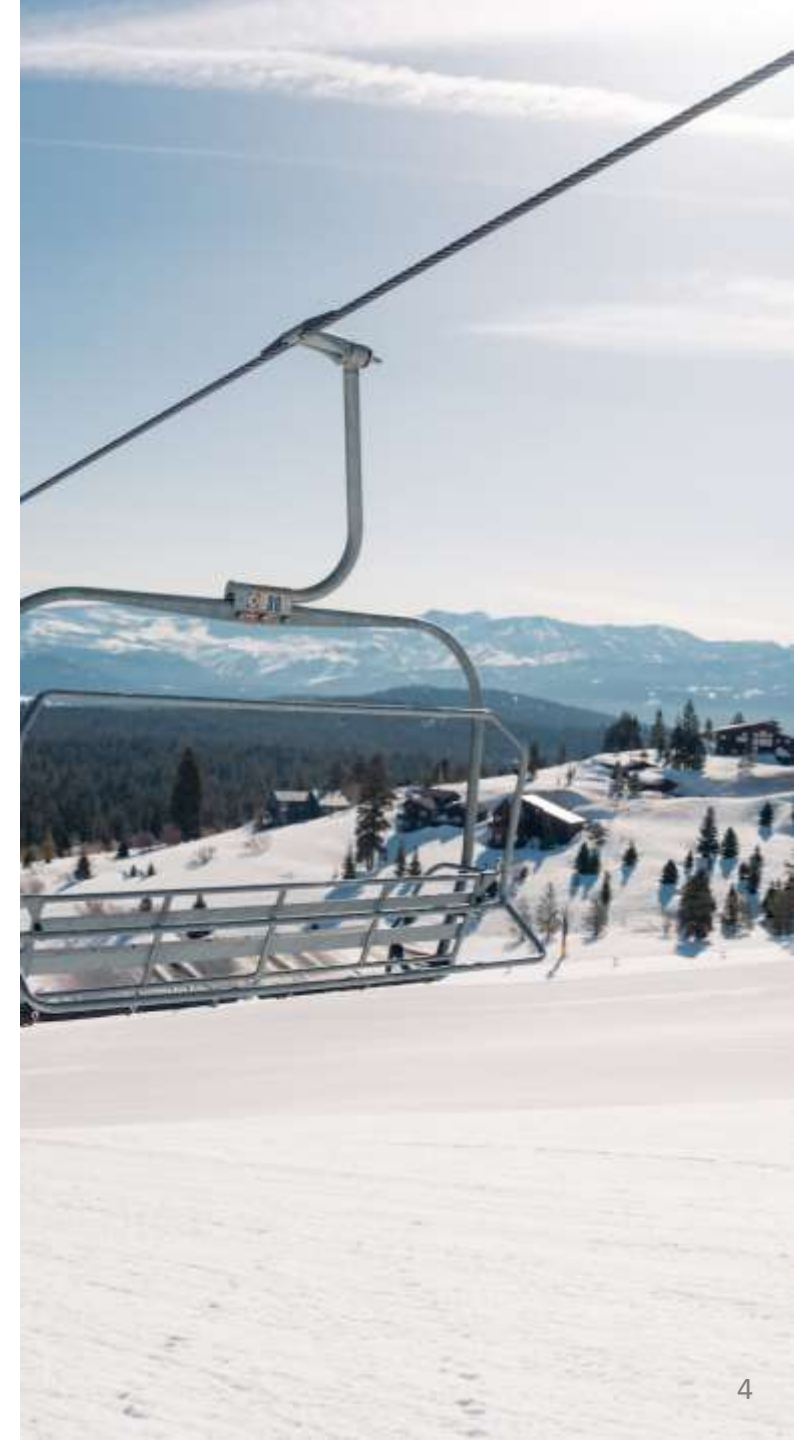
- Clear Creek Tahoe Clubhouse
- Kirkwood Employee Housing
- Tahoe Beach Club Clubhouse
- Tamarack and Zephyr Lodge (Vail Resorts)

Proposed Project Team

- Agreed on by panel to be the best-fit team for the project
- Partnering capability with both BSA and TD
- Incredible robust reputation in the construction industry
- Terms were the most competitive of all proposals

NOW

- Formed successful working partnership with TDA and BSA over the last two years
- Pre-construction involvement mitigates construction risks (costs, project timeline, and efficiencies)
- Ensures project momentum
- Continues with agreed upon terms from 2022





CONTRACT APPROACH

Professional Services Agreement for Pre-Construction Services and Memorandum Of Understanding (2022)

- Provide detailed cost estimates at 30%, 60% and 90% design
- Provide third-party checks and balances on design
- Provide design and constructability review and input
- Participate in cost containment measures/value engineering activities as needed
- Provide construction logistics, environmental impact feedback, etc.

Future Contract(s)

Phase 1 - Pre-Construction Services Agreement

- Allows SierraCon to competitively bid the project
- SierraCon terms to be consistent with the original proposal for pre-construction services

Phase 2 - Construction Services Agreement

- Guaranteed Maximum Price contract
- Details to be negotiated

BID PROCESS

Competitive Bid to Develop a Guaranteed Maximum Price (GMP) Proposal

- Bid project to sub-consultants
 - Construction drawing plan set and final specifications
- Transparent sub-consultant selection/negotiation process with TDA
- Fixed price contracts between SierraCon and sub-contractors

Bid Process Timeline

- Bidding period through January 31, 2024
- Open book bid analysis February 2024
- Guaranteed Maximum Price Proposal delivered to the Board





NEXT STEPS

- Authorize and execute Pre-Construction Services Agreement
- Notice to Proceed with Bidding Services
- Bid Process
- Board review of Guaranteed Maximum Price Proposal
- Board authorization of Construction Services Agreement

RECOMMENDATION

By Motion,

The Board of Directors approves Resolution 2023-7 Downhill Ski Lodge Pre-Construction Services Agreement and Construction Bidding Services





THANK YOU



TAHOE DONNER™