



RESOLUTION 2023-7

Downhill Ski Lodge Pre-Construction Services Agreement and Construction Bidding Services

WHEREAS, the viability of the existing Downhill Ski Lodge has been under question since 2007:

In 2007, Tahoe Donner’s “General Plan” acknowledged questions about “the long-term viability of the downhill ski lodge,” and recommended that the Association retain “appropriate consultants to evaluate the long-term structural and functional viability of the ski lodge building.”

In 2011, Tahoe Donner’s “2030 General Plan” recommended the Association “completely replace” the Downhill Ski Lodge facility by 2015 “rather than wait 10 or 15 additional years to address currently identified shortfalls.”

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WHEREAS, the Downhill Ski Lodge project has been undergoing formal evaluation since 2017:

In 2017, the Downhill Ski Subcommittee was established under the General Plan Committee to research the Downhill Ski Lodge project.

In 2017, Tahoe Donner retained Ecosign Consultants to complete a master plan study for the Downhill Ski Hill.

On December 14, 2019, after extensive research, the Board of Directors voted to cease investigating remodel options and “to move forward with a complete replacement/new structure for the downhill ski lodge.”

In 2020, Tahoe Donner engaged Ward-Young Architecture to conduct an independent review of the existing ski lodge’s needs, programming, and usage, and to provide a recommendation for the size and configuration of a replacement ski lodge.

On August 28, 2020, the Board of Directors voted to elevate the member-led Downhill Ski Subcommittee to “an official ad hoc board committee reporting to the board” to assist management with the Downhill Ski Lodge project through conceptual design.

On January 15, 2021, the Board of Directors voted to “enter into a professional service agreement (contract) with Bull Stockwell Allen (BSA) for Phase 1, Conceptual Design, of the architectural and engineering design services for the Downhill Ski Lodge Replacement Project.”

On May 28, 2021, the Board of Directors voted to “move forward with the consultants on the 30% design phase of the Downhill Ski Lodge.”

On October 22, 2021, the Board of Directors voted to “complete 30% design currently underway for the Downhill Ski Lodge.”

On February 11, 2022, after a months-long competitive selection and negotiation process, the Association signed a professional service agreement for pre-construction services with Sierra Con.

On April 23, 2022, the Board of Directors voted to “proceed into design and construction with Option D, a lodge size of approximately 24,490 square feet with a total cost not to exceed \$23,419,661, with a continued effort to value engineer through the next design phase for cost reductions that do not impact building functionality.”

On June 24, 2022, the Board of Directors approved a memorandum of understanding with SierraCon to commit in principle to key terms of a future construction contract.

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WHEREAS, the size and design of the Downhill Ski Lodge project has been continually refined and reduced since 2020:

In 2020, Ward-Young Architecture conducted a needs analysis based on historical usage, existing operational needs, and industry standards, which concluded that approximately 35,000 square feet would be required to accommodate existing ski lodge usage.

In 2021, BSA developed an initial 30% schematic design of 27,970 square feet for the ski lodge, which used modern, space-efficient design techniques to greatly reduce the lodge’s square footage needs compared with the 2020 Ward Young Architects needs analysis study.

In February 2022, the Board of Directors circulated an Advisory Questionnaire about the ski lodge project to the entire membership. Based on member feedback, BSA developed five design options. For the final 30% schematic design, the Board of Directors selected the 24,490 square foot design.

In 2022 and 2023, following months of value engineering and plan development, BSA developed a final construction design which further reduced the ski lodge design to 23,988 square feet.

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WHEREAS, the Downhill Ski Lodge has completed the Town of Truckee’s approval process:

On June 13, 2022, Tahoe Donner submitted the Downhill Ski Lodge project to the Town of Truckee Planning Department.

On August 12, 2022, the Town of Truckee Planning Department deemed the application complete.

On June 20, 2023, the Downhill Ski Lodge project was scheduled to be heard by the Town of Truckee Planning Commission. To allow more time to respond to public comment, the hearing was continued to a later date.

On September 27, 2023, the Town of Truckee Planning Commission approved the Downhill Ski Lodge project 3-0.

On November 14, 2023, the Town of Truckee Council approved the Downhill Ski Lodge project 5-0.

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WHEREAS, the Board of Directors has communicated its intention to secure up-to-date competitive bids as the next requisite step for the Downhill Ski Lodge project:

On September 22, 2023, the President informed the members by email that, “with the permitting process delays and regional labor and construction cost trends, the Downhill Ski Lodge project will not come in at the estimated budget used to draft the original funding plan, which assumed a spring 2023 construction start.”

On October 30, 2023, by email the President reminded the members of the April 2022 decision, and informed the members that following receipt of actual, competitive contractor bids “the Board will revisit the April 2022 decision in an open session to consider whether to proceed, alter, or abandon the project.”

On November 20, 2023, by email the Board of Directors as a whole reiterated the President’s October 30, 2023 message to the membership, stating again that “After the Board receives competitive contractor bids, the Board will revisit the April 2022 decision in an open session to consider whether to proceed, alter, or abandon the project.”

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WHEREAS, having determined that the June 24, 2022 memorandum of understanding with SierraCon for pre-construction services has expired and is without force and effect.

NOW, THEREFORE, BE IT RESOLVED, that the Tahoe Donner Association Board of Directors does hereby direct staff to:

- 1) Complete pre-construction services agreement negotiations with SierraCon for the purpose of SierraCon obtaining competitive subcontractor bids for the Downhill Ski Lodge Replacement Project.
- 2) Once a preconstruction services agreement is negotiated, staff shall return to the board for review and authorization to execute the agreement.
- 3) As soon as possible after executing a pre-construction services agreement with SierraCon, issue a notice to proceed with construction bidding services.

ACCEPTED AND DATED: DECEMBER 21, 2023

DON KOENES, President

COURTNEY MURRELL, Secretary

BENJAMIN LEVINE, Vice President

STEVE MAHONEY, Treasurer

JIM ROTH, Director