

DOWNHILL SKI LODGE REPLACEMENT

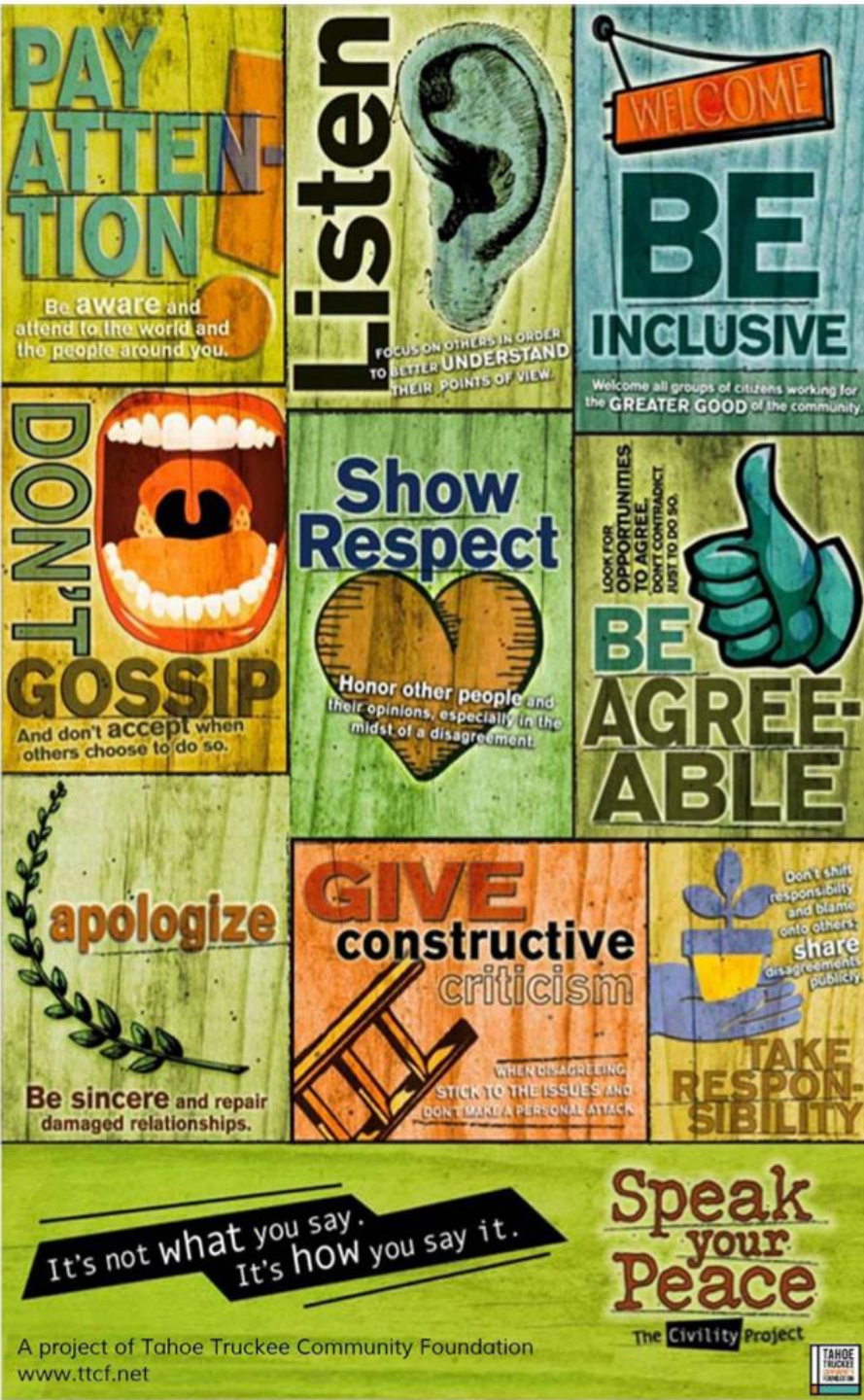
SPECIAL BOARD MEETING MARCH 21, 2024



TAHOE DONNERSM

MEETING OVERVIEW

- *Speak Your Peace* framework for meetings
- Brief review of the replacement project
- SierraCon competitive bid process and guaranteed maximum price (GMP) proposal
- Proposed construction project budget
- Funding + cash flow
- Alternate options
- Questions and member Q&A
- Board discussion and action on project whether to abandon, alter or move forward with the project as proposed





WHY IS THIS PROJECT NEEDED?

Originally built in 1971 as Dart Corporation's real estate sales office, it was later converted into a ski lodge.

The 50+ year-old building is functionally obsolete and is unfavorably impacting operational demand, member/guest experience and Tahoe Donner's vision.

There are not enough bathrooms, the hallways are very narrow, the stairs are too small for ski boots, and the patchwork of renovations and repairs has created a Frankenstein building.

TDA has an obligation to keep its amenities updated, current and functional.

Demand on the lodge is different from 1971. Right-sizing the lodge is needed to better meet the existing resort usage.

MEMBER FEEDBACK + ENGAGEMENT

Tahoe Donner's largest and most comprehensive community outreach initiative and extensive effort to understand the membership needs for the space

2020 FOCUS GROUPS

- Invite to all TD Members, 14 focus groups conducted by professional moderator
- Focus group findings informed survey development

2020/21 DOWNHILL SKI LODGE MEMBER SURVEY

- Open December 29, 2020-January 7, 2021
- 2,643 member responses

2022 DOWNHILL SKI LODGE QUESTIONNAIRE

- Mail, online and phone, open January 9-February 10, 2022
- 3,053 responses of a possible 6,473 homes

ADDITIONAL ENGAGEMENT HIGHLIGHTS 2020, 2021 + 2022

- Creation of the web hub including FAQ, Timeline + Documents, Feedback Form
- Open Invite Tours of the Ski Lodge: 6, plus the creation of a video tour
- Open Houses: 2 in-person and 1 via Zoom
- Monthly Member Meetups: 6 (Ask questions of staff and design team)
- Dedicated Member Emails: 48



DESIGN OBJECTIVES

Build to current ski area capacity – not looking to increase use but to provide the membership and users a better experience



Easy, direct access to lifts from deck



ADA-compliant



Additional bathrooms



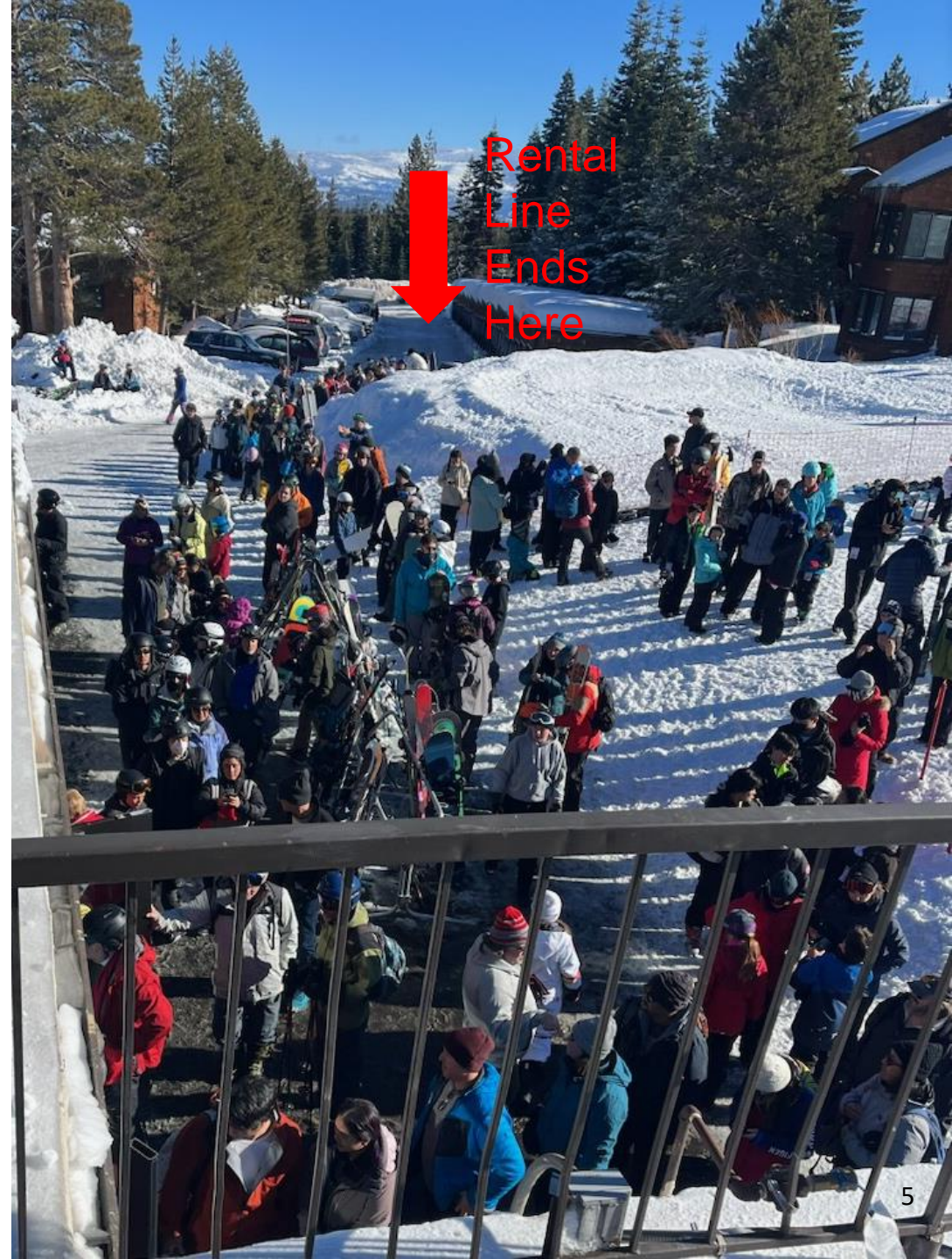
Dedicated space for ski school in the lodge



Improved safety for staff, members and guests



Enhanced cafeteria + bar area to meet membership needs and reduce crowding



PROJECT VISION

Create a welcoming, enjoyable, and inclusive ski lodge experience for all generations by connecting up-to-date design standards with learner needs and legacy service offerings.



PROJECT PURPOSE

The purpose and design parameters for the new building would be to build to the current ski area capacity (not increase use) and provide a better experience by achieving the following:

- Provide a safe, up-to-date, inclusive, and fully code-compliant facility
- Fulfill the association's stewardship obligation to replace a common facility that has reached the end of its useful life, and which can no longer be reasonably or practically maintained and repaired
- Avert critical, high-cost component failures that may jeopardize the association's ability to fulfill its obligation to operate the facility
- Provide enjoyable and comfortable experiences for members of all generations
 - Enable easy lift access from the south-side sun deck
 - Increase restroom capacity
 - Improve ticketing and rental area flow
 - Address food and beverage crowding

PROJECT PURPOSE CONT.

- Address deficiencies to enhance the ski school experience by consolidating the existing dispersed, unconditioned ski school facilities into an integrated, dedicated, conditioned space for learners
- Improve operational, maintenance and other building life-cycle cost efficiencies
- Align the facility with current environmental and energy efficiency standards
- Modernize the facility to implement contemporary industry standards
- Unify lodge design with existing business unit and service level requirements
- Align lodge capacity with existing ski hill and lodge usage volume

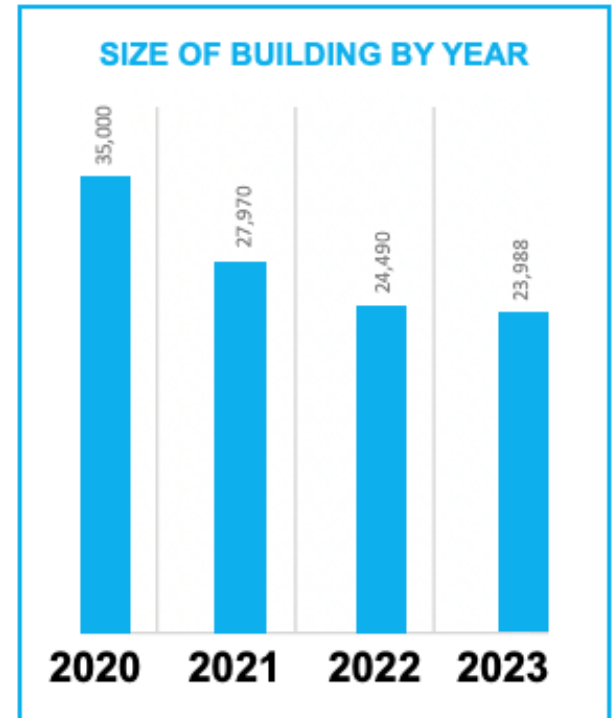
EVOLUTION OF WHAT TO BUILD?

2020 – Ward Young Architects conducted a needs analysis based on historical usage and existing operational needs. Industry standards indicated a 35,000+ sqft building would be required to accommodate the current usage. Project size rejected immediately

2021 – Through modern design techniques and utilizing efficiencies of spaces, Bull Stockwell Allen's (BSA) original schematic design reduced to 27,970 sqft

2022 – After months of member engagement and feedback, BSA developed 5 design scenarios ranging from 15,000 sqft to 27,970 sqft to assess some of the major areas of feedback. The final schematic design of 24,490 sqft was selected based on staff input, member feedback and project cost

2023 – Value engineering efforts reduced building size to 23,988





DISTRIBUTION OF ADDED SQUARE FEET

- New building is 23,988 sqft
- 8,860 sqft bigger than existing

INCREASED DEVELOPMENT DISTRIBUTION

| NEED | SQ FT |
|--|--------------|
| Bring building up to CA building code compliance including current ADA requirements | 3,200 |
| Bring ski school programming inside building (currently in an unconditioned yurt on the ski slope) | 2,530 |
| Right size current deficiencies where feasible <ul style="list-style-type: none">- back of house: kitchen, employee facilities, storage, mechanical, loading dock- front of house: dining, rental shop, guest services, bathrooms | 3,130 |
| Total Additional SQ FT | 8,860 |

PROJECT BUDGET DEVELOPMENT

- Competitive Bid Process
- Guaranteed Maximum Price (GMP) Proposal
- Proposed Construction Budget



DEC. 21, 2023 BOARD ACTION

Resolution 2023-7 | Downhill Ski Lodge Pre-Construction Services Agreement and Construction Bidding Services

Resolution Action in Open Session

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.

BID PROCESS

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

- Bid project to sub-consultants
- Transparent sub-consultant selection/negotiation process with TDA (additional detail on the following slide)
- Fixed price contracts between SierraCon and sub-contractors

Bid Process Timeline

- Bidding period through Jan. 30, 2024
- Bid analysis (including TDA staff involvement) end of Feb. 2024
- Preliminary Guaranteed Maximum Price Proposal (GMP) delivered to staff on March 1, 2024
- Board reviews preliminary GMP legal details in Executive Session, March 13, 2024
- Final GMP delivered to the Board on March 19, 2024



TDA TEAM BID REVIEW + VETTING

TDA TEAM

- Staff: Jon Mitchell, Director of Capital Projects and Facilities
- Bull Stockwell Allen (BSA): Project Design Firm
- Expert Advisors: Various members and outside professionals

VETTING PROCESS + OUTCOMES

- Weighed in on subcontractor sourcing process
- Reviewed, vetted and negotiated SierraCon bid
 - Negotiations resulted in approximately \$500k cost savings
 - Value Engineering from subcontractor construction proposals resulted in an additional \$220k cost savings
- Full agreement that a decision is needed to immediately lock in key subcontractors to hold the best value bids
- Negotiated contract terms associated with GMP with the goals of limiting Tahoe Donner's risk to overruns, promoting cost reductions and limiting project delays.
 - Cost performance incentives
 - Schedule performance incentives and penalties



PROJECT CONSTRUCTION COSTS TO DATE + BUDGET

Key Takeaways
 Facility open for the 2025/26 winter season, but project won't be closed out until 2026

2026 Development Fund will be paying for remaining \$1.1M in expenses

| Planned Funding per Annual Capital Budgets (CFP) |
|---|
| 2020-2023 Development Fund Approved Funding |
| 2024 & 2025 Development Fund Budget |
| 2024 Development Fund |
| 2025 Development Fund |
| Development Fund Inflation Factor for Project |
| Replacement Reserve Fund Budget (RRF) |
| 2024 & 2025 Replacement Reserve Fund Budget Items |
| 2024 & 2025 Replacement Reserve Fund Furniture, Fixtures & Equipment Budget Items |
| Planned 2020-2025 Development & RRF Budget Total |

| Forecasted Funding | Spend to Date | Remaining |
|--------------------|------------------|-------------------|
| 2,686,670 | 2,108,173 | 578,497 |
| 16,500,000 | | 16,500,000 |
| 7,000,000 | | 7,000,000 |
| 1,216,640 | | 1,216,640 |
| 6,605,768 | | 6,605,768 |
| 668,989 | | 668,989 |
| 34,678,068 | 2,108,173 | 32,569,895 |

| Project Costs |
|---|
| Soft Costs |
| Design & Permits |
| Architectural & Engineering |
| Member Outreach |
| Legal Fees |
| Utilities |
| Permits |
| Utility & Permit Contingency |
| Soft Costs Subtotal |
| Hard Costs |
| Construction |
| Construction GMP Contract |
| Owner Project Carrying Costs |
| Legal |
| Builder's Risk Insurance (estimated at 1.5% of GMP) |
| Construction Contingency |
| FF&E |
| Hard Costs Subtotal |
| Projected Costs Total |
| Remaining Funding Shortfall |
| 2026 Development Fund Proposed Funding |
| Remaining Funding Balance |

| Projected Costs | Spend to Date | Liabilities |
|-----------------------|------------------|-----------------------|
| 2,193,098 | 1,684,347 | 508,750 |
| 36,850 | 36,850 | - |
| 243,368 | 243,368 | - |
| 74,814 | 2,500 | 72,314 |
| 453,271 | 141,107 | 312,164 |
| 26,404 | - | 26,404 |
| 3,027,805 | 2,108,173 | 919,632 |
| 29,253,340 | - | 29,253,340 |
| 856,186 | - | 1,359,986 |
| 65,000 | - | 65,000 |
| 438,800 | - | 438,800 |
| 1,483,476 | - | 1,483,476 |
| 668,989 | - | 668,989 |
| 32,765,792 | - | 32,765,792 |
| 35,793,597 | 2,108,173 | 33,685,425 |
| \$ (1,115,529) | \$ - | \$ (1,115,529) |
| \$1,115,529 | | |
| \$0 | | |

PROJECT FUNDING

- Development Fund
- Replacement Fund
- Project Funding Requirements (Cash Flow)



FUNDING PLAN

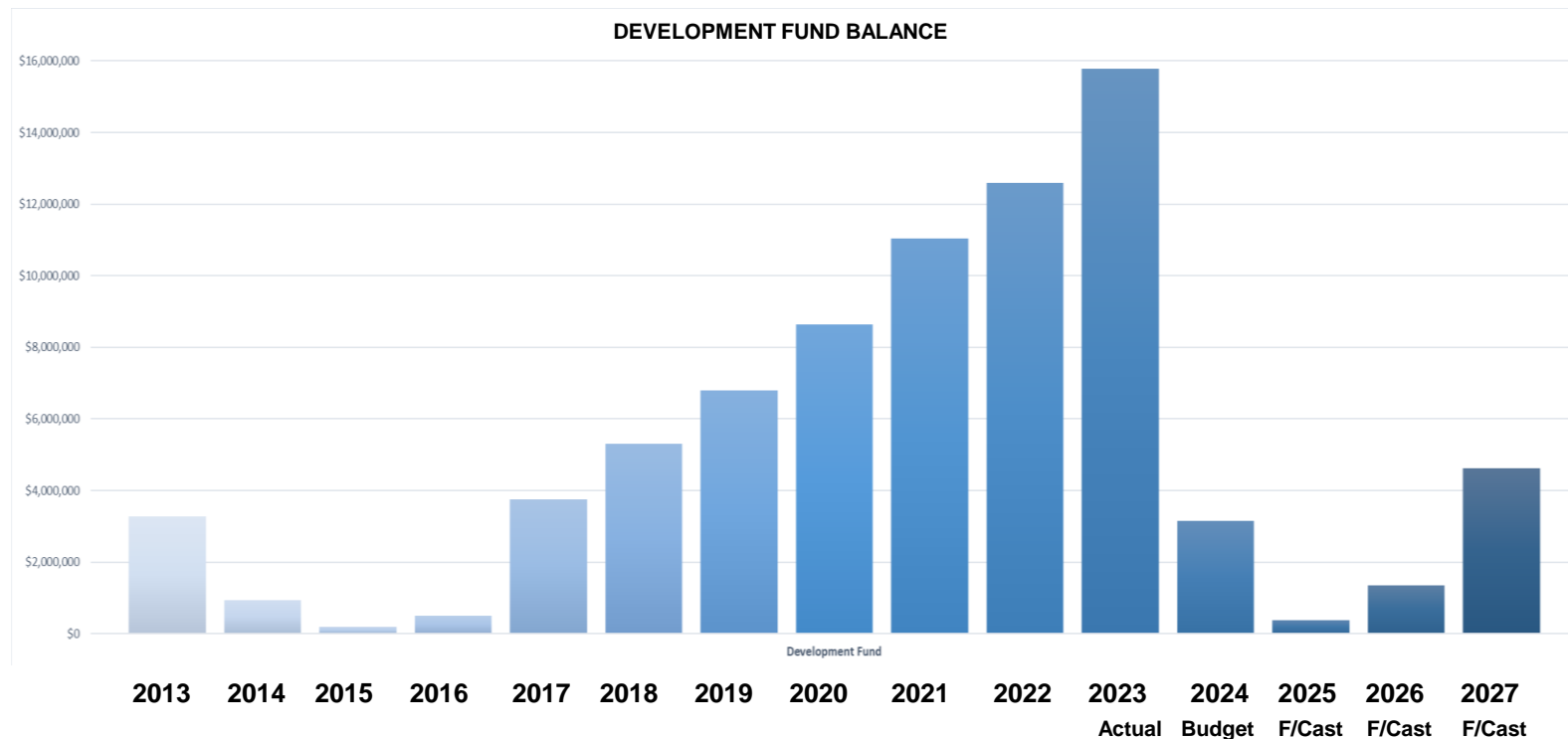
DEVELOPMENT FUND (DF)

- The Development Fund's purpose is to save and expend funds on identified projects from the 10-year CIP. It is appropriate for DF balances to deplete to < \$1M after the completion of a major project investment, as can be seen at the year-end of 2025 and at various times over the last 20 years
- TDA increased the Development Fund assessment contribution in the years 2021-2024 by 25% each year after identifying the need to further increase accumulated funds to replace aging buildings
- Boards have approved large funding plan adjustments including in 2010 (+58%) and 2011 (+7.7%) increase to the DF followed by six years of holding the DF portion of assessment contribution flat until 2017 (20% increase), which began a new period funding plan review

FUNDING PLAN

DEVELOPMENT FUND (DF)

- The beginning balance is \$15.7M, an additional \$5.6M of 2024 Annual Assessment contribution is allocated to the Development Fund
- In addition to the large investment in the Downhill Ski Lodge replacement, there are \$1.8M capital investments planned and funded for 2024-2025



DEVELOPMENT FUND

10-YEAR CAPITAL FUNDS PROJECTION - PROPOSED UPDATE TO 2026

| Amenity | Project | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|--|--|-------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Assoc. Wide | Workforce Housing Feasibility Study/Project | 50,000 | 50,000 | 100,000 | 250,000 | 1,500,000 | 2,500,000 | - | - | - | - |
| Assoc. Wide | Mailboxes | - | - | 300,000 | - | - | - | - | - | - | - |
| Assoc. Wide | Fueling Stations for Equipment - DH Ski, XC, Golf | - | - | - | - | - | - | 300,000 | 3,000,000 | - | - |
| ACAC | Snowmaking Phase 2 - XC | - | - | - | - | - | - | - | 200,000 | 2,000,000 | - |
| Campground | Campground Bathhouse | - | - | 360,000 | - | - | - | - | - | - | - |
| Downhill Ski | Downhill Ski Lodge Replacement | 16,500,000 | 7,000,000 | 1,115,529 | - | - | - | - | - | - | - |
| Downhill Ski | Phase 2 Snowmaking - Eagle Rock | - | - | - | 50,000 | 1,025,000 | - | - | - | - | - |
| Forestry | New Access Road | - | - | - | - | - | - | - | - | 500,000 | 5,000,000 |
| Forestry | New Storage Facility for Association | - | - | - | - | - | - | - | - | - | 500,000 |
| Golf | Golf Cart Storage Barn | - | - | - | - | - | - | - | - | 3,150,000 | - |
| Maintenance | Maintenance Yard Fuel Station Replacement | 356,000 | - | - | - | - | - | - | - | - | - |
| Marina | Deck Expansion and Shade Structure | 225,000 | - | - | - | - | - | - | - | - | - |
| Marina | Day Camp Building Replacement | - | - | - | 100,000 | 475,000 | - | - | - | - | - |
| Northwoods | Campus Master Plan and Project | - | - | 2,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 4,500,000 | - | - | - |
| The Lodge | Lodge Generator and Bar shed | 50,000 | - | 400,000 | - | - | - | - | - | - | - |
| Trails & Open Space | Implement Trail/Trailhead Projects in the TMP | 100,000 | 100,000 | 100,000 | 100,000 | 50,000 | 50,000 | - | - | - | - |
| Trails & Open Space | Glacier Way Parking Lot Expansion | 795,000 | - | - | - | - | - | - | - | - | - |
| Trails & Open Space | ADA Glacier Way Loop Trail | - | - | 80,000 | - | - | - | - | - | - | - |
| Trails & Open Space | ACAC West Side Boardwalk | - | - | - | - | 50,000 | 500,000 | - | - | - | - |
| Trails & Open Space | ACAC Family Flow Trail | - | 10,000 | 50,000 | - | - | - | - | - | - | - |
| Trout Creek | Parking Lot Expansion and Entrance Reconfiguration | - | - | - | - | 100,000 | 1,000,000 | - | - | - | - |
| Snowplay | Snowplay Building with restroom and storage | - | - | - | - | 100,000 | 800,000 | - | - | - | - |
| Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| Projects Costs | | 18,076,000 | 7,150,000 | 4,375,529 | 3,500,000 | 6,050,000 | 5,550,000 | 4,800,000 | 3,200,000 | 5,650,000 | 5,500,000 |
| Direct and Allocated Overhead | | 226,000 | 235,040 | 244,442 | 254,219 | 264,388 | 274,964 | 285,962 | 297,401 | 309,297 | 321,668 |
| Land Acquisition | | | | | | | | | | | |
| Expenditures Total | | 18,302,000 | 7,385,040 | 4,619,971 | 3,754,219 | 6,314,388 | 5,824,964 | 5,085,962 | 3,497,401 | 5,959,297 | 5,821,668 |
| Inflation Factor 4% Projected in 2024 | | 732,080 | 587,258 | 517,001 | 545,348 | 1,134,194 | 1,252,421 | 1,278,914 | 1,010,760 | 2,052,862 | 2,240,265 |
| Total Including Inflation | | 19,034,080 | 7,972,298 | 5,136,972 | 4,299,568 | 7,448,583 | 7,077,385 | 6,364,876 | 4,508,161 | 8,012,158 | 8,061,934 |
| Operating Fund Surplus Transfer | | | | | | | | | | | |
| Interest Income 3.0% | | 529,000 | 83,000 | 21,000 | 49,000 | 111,000 | 87,000 | 82,000 | 106,000 | 195,000 | 190,000 |
| Income Tax Expense | | 42,000 | 7,000 | 2,000 | 4,000 | 9,000 | 7,000 | 7,000 | 8,000 | 16,000 | 15,000 |
| Bad Debt Expense | | 7,000 | 7,280 | 7,571 | 7,874 | 8,189 | 8,517 | 8,857 | 9,212 | 9,580 | 9,963 |
| Projected Development Fund Portion of Annual Assessment (4% annual increase) | | 867 | 902 | 938 | 975 | 1,014 | 1,055 | 1,097 | 1,141 | 1,187 | 1,234 |
| Annual Contribution | | 5,612,091 | 5,836,575 | 6,070,038 | 6,312,839 | 6,565,353 | 6,827,967 | 7,101,085 | 7,385,129 | 7,680,534 | 7,987,755 |
| | Beginning | 15,700,000 | 2,758,011 | 691,007 | 1,635,502 | 3,685,900 | 2,896,481 | 2,718,546 | 3,520,899 | 6,486,655 | 6,324,451 |
| | Ending | 2,758,011 | 691,007 | 1,635,502 | 3,685,900 | 2,896,481 | 2,718,546 | 3,520,899 | 6,486,655 | 6,324,451 | 6,415,309 |
| | | Yr 2024 | Yr 2025 | Yr 2026 | Yr 2027 | Yr 2028 | Yr 2029 | Yr 2030 | Yr 2031 | Yr 2032 | Yr 2033 |

For discussion:

- Funding
- Cash flow
- Contractor's Retention 5% 2026 payout
- \$1.1M 2026 CFP provides for funding requirement
- Increase for Downhill Ski Lodge does not impact other project funding

FUNDING PLAN

REPLACEMENT RESERVE FUND (RRF)

- Based on updated replacement costs and the inclusion of future soft costs, the Replacement Reserve Fund contribution to components relating to the DSL project was increased from \$3.5M to \$6.6M (not including FFE) for the following reasons:
 - The building's components replacement costs had not been adjusted for the significant inflationary impact over the last 3 years.
 - Newly adopted CAI Reserve Study Standards redefining what should be in a reserve study. This will impact policies and funding plans (as reported at the September 22, 2023 board meeting).
 - Addressing the impacts will take several years due to policy updates, TDA Reserve Study updates, and adjusted funding and cash flow plans
 - For 2024 and 2025, prioritized adding corrective maintenance components like Common Area Defensible Space, and adjusted all scheduled replacement components based on pricing and market estimates, this not only included the Downhill Ski Lodge components but 100s of others scheduled for 2024 and 2025
 - **Total RRF reinvestment for 2024 is \$10.7M (\$1.8M is related to the ski lodge replacement); total RRF estimated reinvestment for 2025 is \$13M (\$4.7M is related to the ski lodge replacement)**

2024/2025 DOWNHILL SKI OPERATIONS

- Temporary Operations

TEMPORARY OPERATIONS

Mid-April 2024 through December 2025

SUMMARY OF TEMP OPS

Operational functions will be similar to 2021 COVID:

- Temporary structure in parking lot 5 with guest services and rentals
- Onsite restrooms on the ski hill and in the parking lot
- Office space container for ski patrol on mountain
- Learning programs offered with reduced capacity
- Season passes offered to members only
- Capped public daily lift ticket sales, when necessary
- Limited food and beverage services



WEIGHING OPTIONS

- Option 1: Move Forward with the existing design at 23,997 sqft
- Option 2: Redesign to a smaller design that could pay off with significant savings
- Option 3: Remodel existing building
- Option 4: Abandon Project

*See BSA Memo dated September 22, 2023 in Board Materials

DOWNHILL SKI LODGE OPTIONS – BSA MEMO

OPTION 1 | Move forward with the existing design at 23,998 sqft

- Proposed project cost: \$35.8M (including soft costs)
- Increase in revenue potential due to all-day ski school and F&B opportunities

OPTION 2 | Redesign to a smaller size (See Slide 27 for Redesign Comparison)

- Sunk costs = \$2.1M
- Smallest building size is 18,328 sqft - See Reference Materials
 - Functionally equivalent to existing building
 - Increase for code (building and ADA)
- Average cost per sqft based on the current GMP bid at \$1,219 per sqft
- Additional time and cost for design, planning and re-permitting - project delay of three years
 - Contract with professional services design team – 1.5 years
 - Membership outreach and Board approvals
 - Planning Commission and Building Permit reapprovals – took 2 years last round
 - Procure contractor and re-bid new design
 - Earliest construction start 2027 (very optimistic)
 - Inflation factor and additional RRF investment in existing building

REDESIGN COMPARISON

| Details | Option 1: Project as Proposed | Option 2: Functional Equivalent + ADA/Code | Functional Equivalent ADA/Code + Ski School |
|--|-------------------------------|--|---|
| Spent to date soft costs | 2,108,173 | 2,108,173 | 2,108,173 |
| Sq Ft | 23,998 | 18,328 | 21,000 |
| Avg cost / Sq Ft | 1,219 | 1,219 | 1,219 |
| GMP Cost | 29,253,340 | 22,341,662 | 25,200,000 |
| Outstanding / Additional Soft Costs | 919,632 | 2,919,632 | 2,919,632 |
| Owner Carrying Costs | 921,186 | 921,186 | 921,186 |
| Builders Risk (1.5%) | 438,800 | 335,125 | 378,000 |
| Construction Contingency (5%) | 1,483,476 | 1,137,892 | 1,280,809 |
| FF&E | 668,989 | 668,989 | 668,989 |
| Subtotal | 35,793,597 | 30,432,660 | 33,479,462 |
| Inflation factor (3 years at 4% compounding) | | 3,799,944 | 4,180,379 |
| Minimum RRF investment in existing building for additional 3 years | | 1,000,000 | 1,000,000 |
| Total Estimated Cost | 35,793,597 | 35,232,604 | 38,659,841 |
| (Savings) / Additional Cost | | (560,993) | 2,866,244 |

This is a more detailed analysis than presented in the staff report.

DOWNHILL SKI LODGE OPTIONS – BSA MEMO

OPTION 3 | Remodel existing building

- Major remodel effort replacing all mechanical systems, plumbing and electrical
 - Deck and second floor subfloor repair/replacement
- Likely not able to correct building's fundamental design flaws and circulation issues
- Need to expand a minimum of 3,500 sqft for code and ADA requirements
- Remodels are risky, project costs will be the same or more than new construction
- Including sunk costs, likely spending \$20M+ on a highly compromised design solution

OPTION 4 | Abandon project

- Association cuts losses at \$2M
- Will need to come into compliance with code and ADA requirements at some point in not-too-distant future
- Does not address known facility viability deficiencies
- Not in the best interest of the association, and possible conflict with legal and fiduciary duties

RECOMMENDATION

By Motion:

The Board of Directors adopts Resolution 2024-2 Downhill Ski Lodge Replacement Final Decision with Resolution Option 1: Proceed With Current Design.

See the full Resolution 2024-2 at www.bit.ly/TDAresolution or by going to the QR code here



NEXT STEPS

Assuming no change to the project plan

- Finalize construction services agreement
- Demolition of existing structure, May 2024
- Begin construction of new facility, June 2024
- Temporary Operations 2024/2025 ski season

If the Board decides to take a different course of action on the project at a special board meeting, the next steps will be revised



1. CLARIFYING QUESTIONS FROM THE BOARD

2. MEMBER QUESTION + ANSWER
WITH BOARD AND STAFF

3. BOARD DISCUSSION + ACTION



THANK YOU

REFERENCE MATERIAL

Contents:

Comparison of Design Evolution

Definitions: Project Cost Elements

April 4, 2022 Redesign Board Materials

Floor Plans

Final Design Mockups

*Additional reference material is provided as separate documents

COMPARISON OF DESIGN EVOLUTION

| Downhill Ski Lodge Program | 1) Existing Lodge (sqft) | 2) Needs Analysis (sqft) | 3) 27,970 Lodge (sqft) | 4) 24,490 Lodge (sqft) | 5) 23,988 Lodge (Current Design) |
|---|--------------------------|--------------------------|------------------------|------------------------|----------------------------------|
| GUEST SERVICES AND RETAIL | 865 | 2,315 | 2,708 | 1,017 | 1,017 |
| RENTALS AND LOCKERS | 3,220 | 4,736 | 3,504 | 3,681 | 3,681 |
| SKI SCHOOL | 0 | 2,580 | 2,580 | 2,580 | 2,580 |
| FOOD AND BEVERAGE | 4,229 | 8,900 | 8,076 | 6,656 | 6,656 |
| RESTROOMS | 995 | 1,600 | 2,233 | 1,810 | 1,810 |
| OPERATIONAL SPACE | 3,548 | 8,470 | 4,399 | 4,800 | 4,800 |
| CIRCULATION & MECHANICAL SPACE | 2,280 | 7,150 | 4,470 | 3,946 | 3,444 |
| DECK | 5,056 | 6,000 | 6,100 | 5,738 | 5,738 |
| TOTAL BUILDING AREA (EXCL. DECK) | 15,128 | 35,751 | 27,970 | 24,490 | 23,988 |

DEFINITIONS OF PROJECT COST ELEMENTS

Soft Costs – Costs necessary for planning, design, permitting and construction management.

Construction Costs – Costs to build the project, including demolition, site prep and construction.

TDA Carrying Costs – Costs associated with owner's responsibilities in the project including such items as temporary operations, construction management, builder's risk insurance, outside consultants, testing and inspections, owner's contingency, etc.

TDA Temp Ops – Costs associated with the project to continue operations while under construction, eg. temporary office trailers, storage containers, etc.

TDA Construction Management – Costs related to in-house or third-party project construction manager.

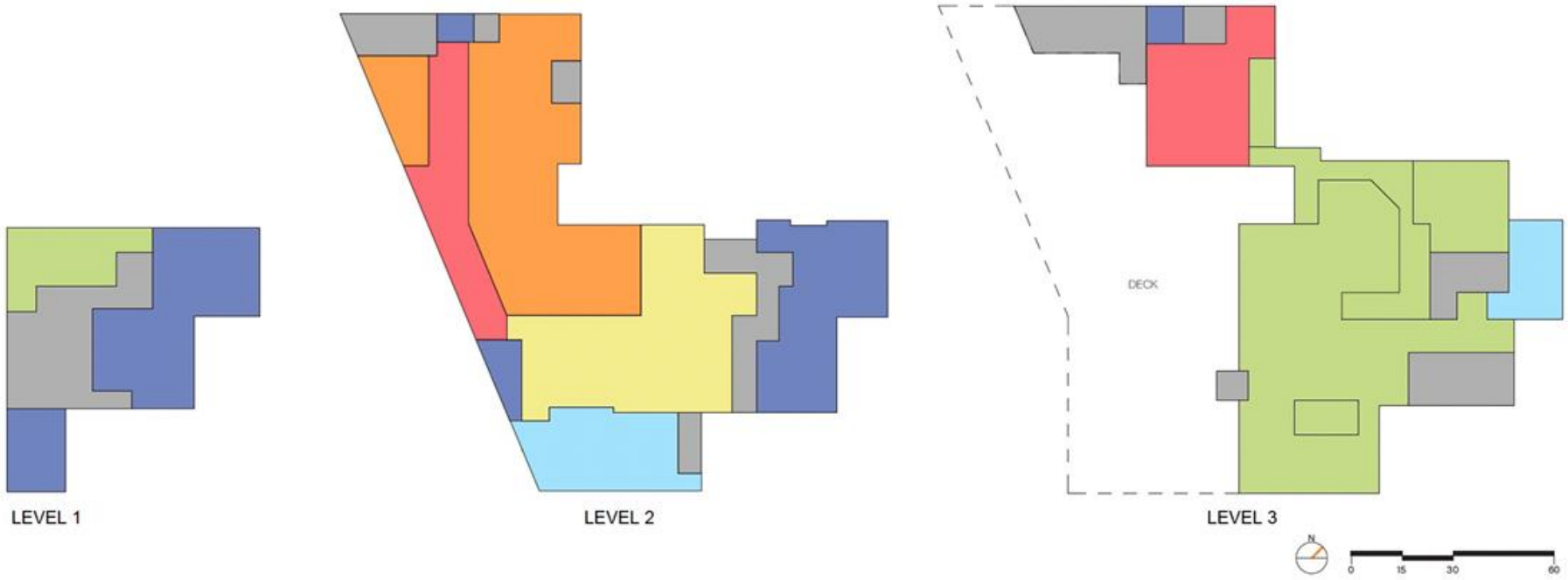
Furniture, Fixtures & Equipment (FFE) - Furniture, fixtures and equipment that is not permanently affixed in the facility.

Contingency – Money set aside for unforeseen conditions; full contingency may or may not be spent based on conditions. Typically, in a large-scale project, there will be a contractor's and owner's contingency elements.

REDESIGN COMPARISONS (Current Design)

OPTION 1: REDESIGN (Rough scenario from April 4, 2022 Workshop)

LODGE SCENARIO D: 24,490 SQFT



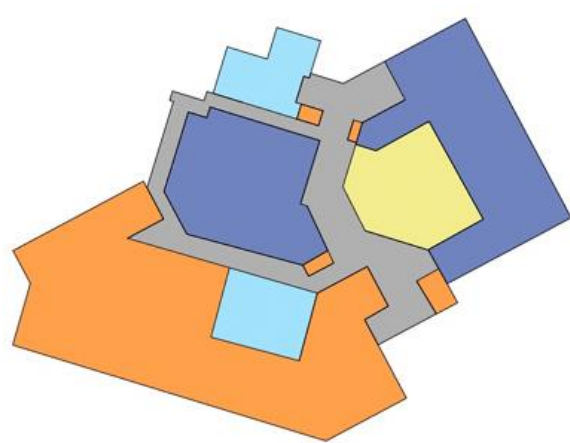
| AREA AND PROGRAM SUMMARY | | | | |
|---|---------------|---------------------------|--|--------------------------|
| CATEGORY / LEGEND | AREA (sqft) | CHANGE FROM CURRENT LODGE | UNIT | PROGRAM NOTES / COMMENTS |
| GUEST SERVICES AND RETAIL | 2310 | 1454 | | |
| RENTALS AND LOCKERS | 3381 | 161 | 13 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 | | |

- SEATING INCREASED BY 68 SEATS.
 - IMPROVED RENTAL FLOW.
 - NO MEANINGFUL INCREASE IN EXISTING OPERATION SPACE.

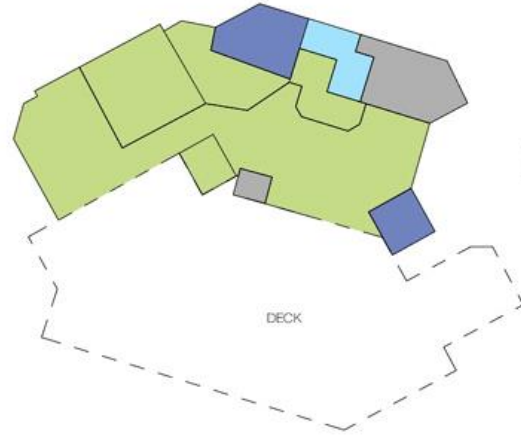
REDESIGN COMPARISONS

OPTION 2: REDESIGN (Rough scenario from April 4, 2022 Workshop)

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



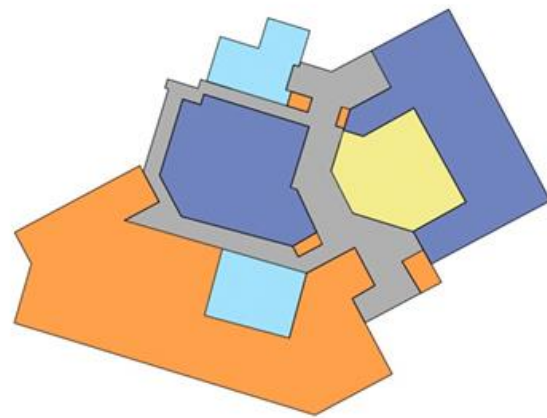
AREA AND PROGRAM SUMMARY

| 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 | | |

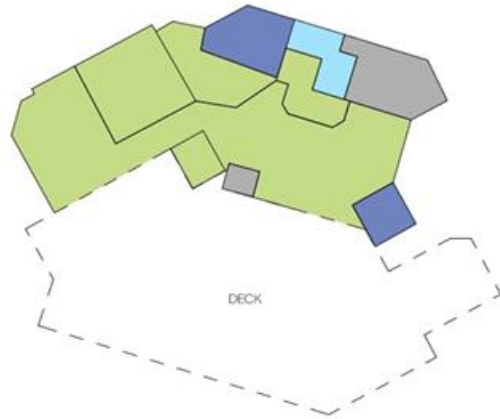
REDESIGN COMPARISONS

OPTION 3: REDESIGN (Rough scenario from April 4, 2022 Workshop)

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



LEVEL 1



LEVEL 2



PREVIOUS + SKI SCHOOL



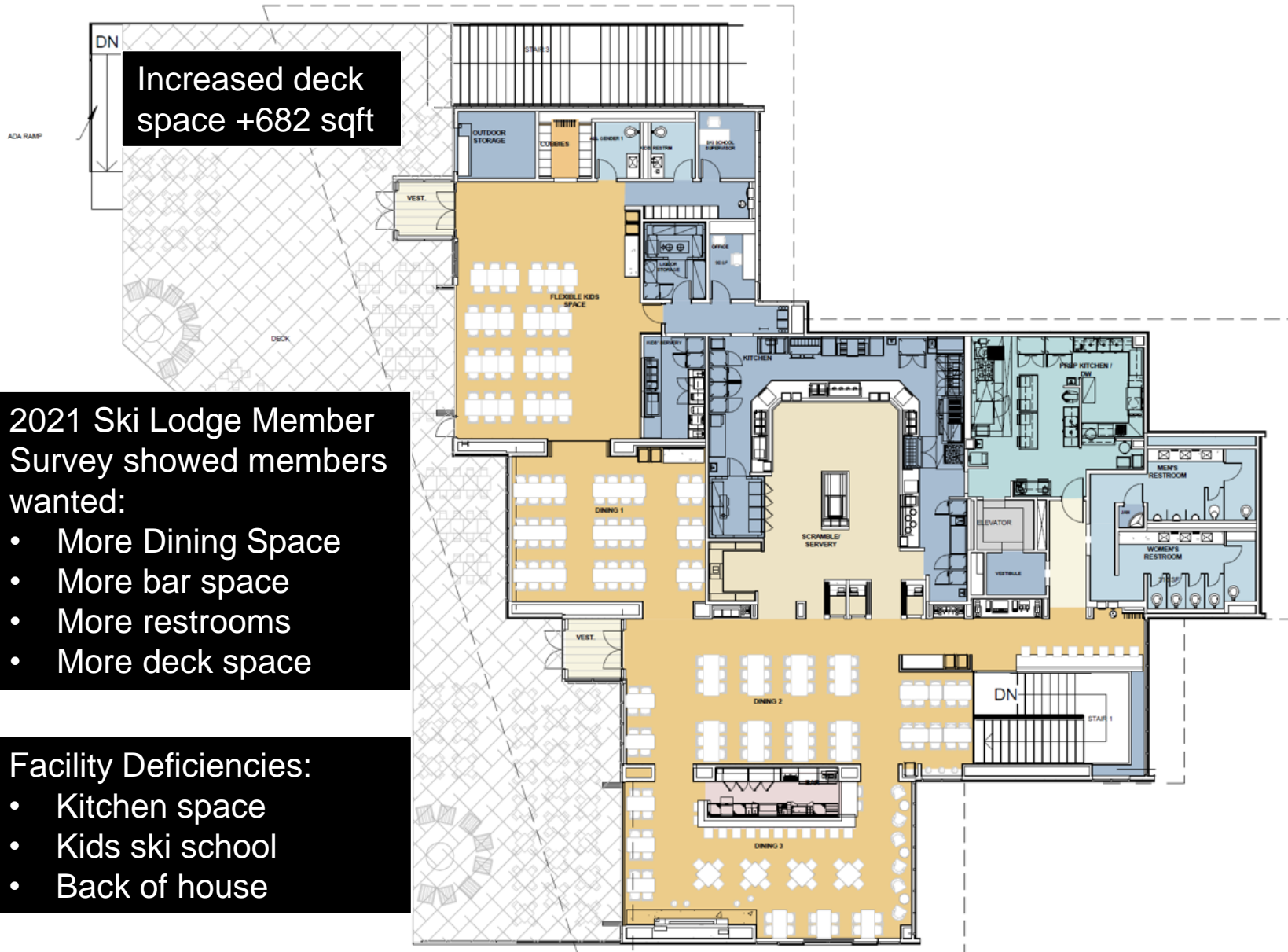
TOTAL ADDITIONAL AREA REQUIRED = 5,780 SQFT



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 | | |

THIRD FLOOR



2021 Ski Lodge Member Survey showed members wanted:

- More Dining Space
- More bar space
- More restrooms
- More deck space

Facility Deficiencies:

- Kitchen space
- Kids ski school
- Back of house

Top Floor: General Purpose Guest Space

| | |
|-------------------------------|------------------|
| Kitchen | 1,350 SF |
| Servery | 1,300 SF |
| Cafeteria seating (144 seats) | 2,100 SF |
| Bar area seating (61 seats) | 1,200 SF |
| Kids Ski School | 1,970 SF |
| Public Restrooms | 800 SF |
| Circulation/Walls | 1,880 SF |
| Offices | 200 SF |
| Total | 10,800 SF |

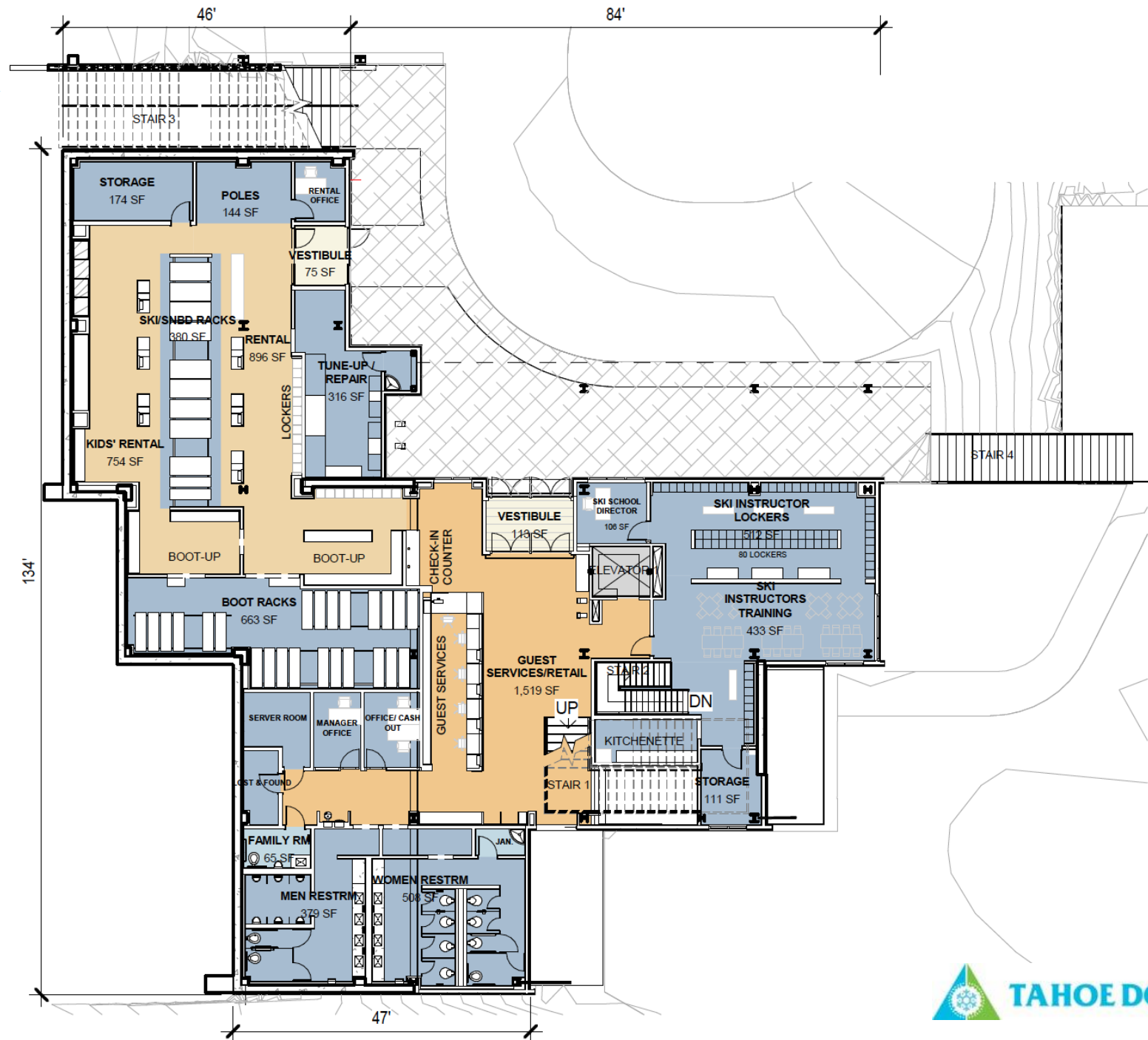
SECOND FLOOR

Members wanted:

- More restrooms
- Less wait times

Facility Deficiencies:

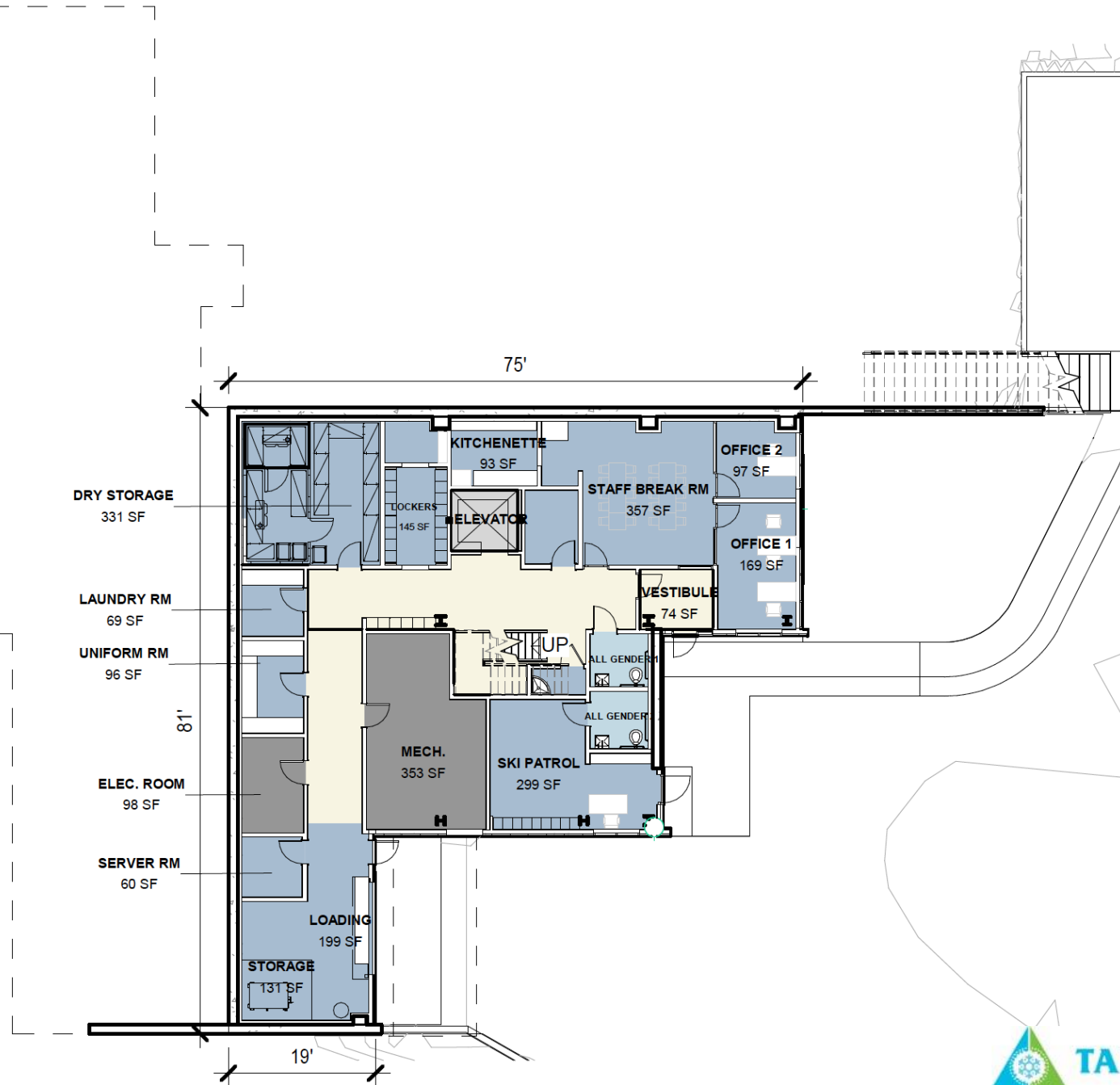
- Rental Area
- Guest Services
- Back of House



FIRST FLOOR

Facility Deficiencies:

- Back of house
- Eases access road congestion



FINAL DESIGN



EXTERIOR VIEW/ELEVATION - STREET (WEST) SIDE (CURRENT)

FINAL DESIGN



EXTERIOR VIEW/ELEVATION - SKI LIFT (SOUTH) SIDE

FINAL DESIGN



EXTERIOR VIEW/ELEVATION - SOUTH-EAST SIDE

TAHOE DONNER DOWNHILL SKI RESORT
JUNE 23 2023

FINAL DESIGN



EXTERIOR VIEW - SOUTH DECK

FINAL DESIGN



INTERIOR VIEW - VIEW OUT FROM BAR AREA

FINAL DESIGN



INTERIOR VIEW - BAR AND FIREPLACE

FINAL DESIGN



INTERIOR VIEW - VIEW OUT FROM KIDS' DINING/FLEX SPACE