

MANAGEMENT UPDATE: DOWNHILL SKI LODGE CONSTRUCTION

APRIL 25, 2025



OBJECTIVE:

Provide the Board of Directors with an update on the Downhill Ski Lodge construction progress.

CONSTRUCTION UPDATE

WORK COMPLETED:

- Building foundation
- Steel erection
- Scaffold installed
- Roof diaphragm: rafters, decking, plywood and vapor barrier
- Slab on metal deck and slab on grade

WORK IN PROGRESS:

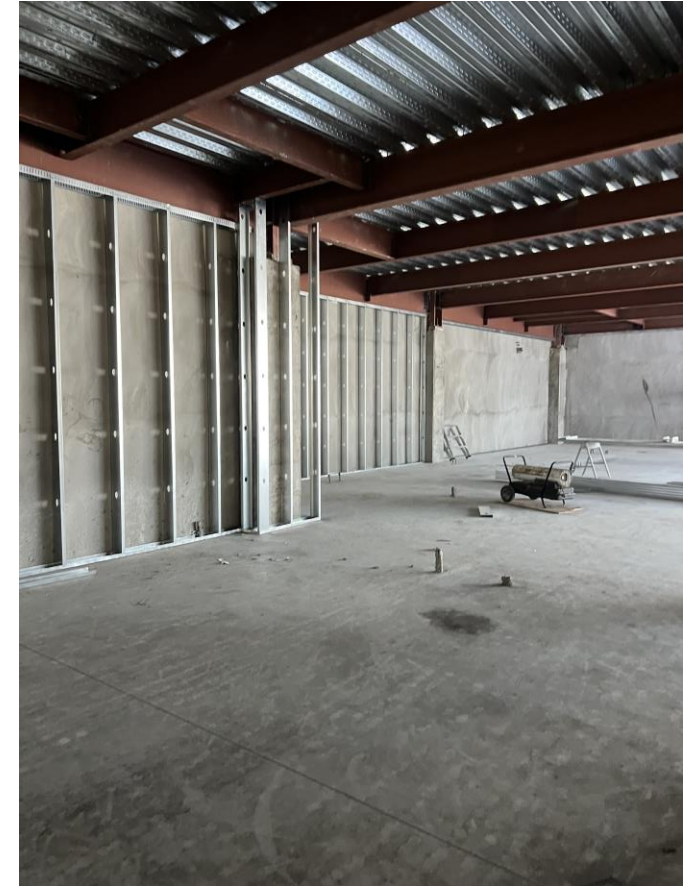
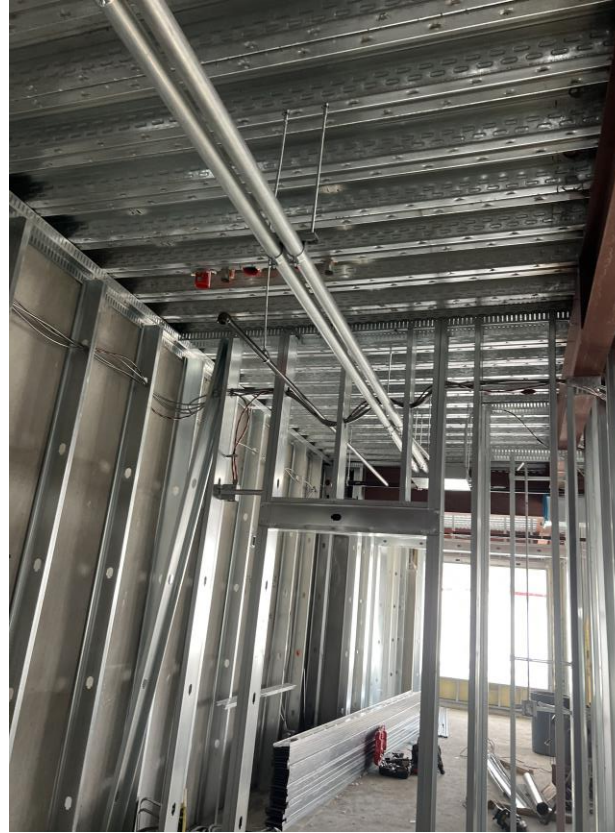
- Exterior and interior wall framing
- Exterior shell
- Final roofing close-in
- MEP on all levels



SCHEDULE UPDATE

SCHEDULE HIGHLIGHTS:

- 12/13/24: Steel erection topped out
- 4/23/25: Complete roof assembly
- 4/17/25: Windows delivered
- 5/27/25: Installation of exterior windows and doors
- 5/1/25: Earthwork moratorium ends
- 5/9/25: Start drywall install at level
- 12/6/25: Temporary Certificate of Occupancy



SCHEDULE RECOVERY OPPORTUNITIES:

- Winter weather delays are behind us and building roof closed in. Appropriate time to revisit schedule
- 4/14/25: SierraCon starting schedule recovery effort
- 5/23/2025: Staff to present schedule recovery findings to Board at regularly scheduled meeting

BUDGET UPDATE

Board Summary

Funding per Approved Annual Capital Budgets (CFP)	
BOD Approved Budget - Soft Costs 2020	
BOD Approved Budget - Soft Costs 2021	
BOD Approved Budget - Soft Costs 2023	
2023 Development Fund Budget Remaining	
BOD Approved Budget - Construction Contract 2024	
BOD Approved Budget Combined	
Funding Source	
Development Fund	
Replacement Reserve Fund	
Funding Source Total	

Approved Funding	
	93,670
	1,360,682
	1,032,318
	200,000
	33,106,927
\$	35,793,597
	28,518,839
	7,274,758
\$	35,793,597

Project Costs	
Design-Permits	
Construction	
Executed Change Orders	
Misc.	
FF&E	
Contingency	
Project Costs subtotal	

Approved Budget	Projected Costs	Paid to Date
3,027,805	2,919,445	2,999,061
30,613,327	30,514,127	11,708,033
-	604,327	604,327
-	-	-
668,989	668,989	94,762
1,483,476	1,086,708	-
35,793,597	35,793,597	15,406,183

Q&A