

DECISION PAPER



December 14, 2019

Issue:

Make a decision on three options; 1. remodel, 2. replace or 3. do nothing, at the Downhill Ski Lodge and transition from Stage 3 - Conceptual Design to Stage 4 - Final Design in the Capital Projects Process.

Background:

The Downhill Ski Resort Subcommittee to the GPC has completed its work within Stage 3 of the Capital Projects Process over the last 15 months as evidenced by the included supporting information. Stage 3 is defined as Conceptual Design. Recommended requirements for Stage 3 are information required from suppliers, benchmarking, and owners. Capital Project funds cost estimate is to be narrowed to plus / minus 30%.

This Decision Paper references supporting documents highlighting the scope of work performed, along with the subcommittee's conclusions and recommendations regarding remodel vs replacement of the ski lodge building. The next step is GPC and Board review of this Decision Paper, which if approved, moves the project on to the next stage in the CPP process, Stage 4 - Final Design.

Options:

1. Board approval of the GPC and Downhill Ski Resort Subcommittee recommendation to move forward with a complete replacement/new structure for the downhill ski lodge and move out of Stage 3 – Conceptual Design and into Stage 4- Final Design.
2. Move forward with an enhanced investigation of remodeling the existing ski lodge. This is not recommended by staff, the DSR subcommittee, the GPC or the Finance Committee.
3. Do not approve the Downhill Ski Lodge Replacement/remodel and do not transition from Stage 3 – Conceptual Design to Stage 4 – Final Design. Note that this decision is going to mean significant Replacement Reserve funds will need to be spent on existing facility for maintenance, ADA compliance, Safety, ect.

Recommendation:

Staff recommends the Board approve Option 1. Board approval of the GPC and Downhill Ski Resort Subcommittee recommendation to move forward with a complete replacement/new structure for the downhill ski lodge and move out of Stage 3 – Conceptual Design and into Stage 4- Final Design.

Prepared By: Jon Mitchell

Reviewed By: Michael Salmon

Board Meeting Date: December 14, 2019

General Manager Approval to place on agenda : _____ **Date:** _____

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