

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled
5/14/09**

Meeting held in Crawford Room, Centennial Hall

Committee Members in Attendance	Ex-Officio	Staff, Consultants, and TAC Members	Other Interested Parties
Steve Frasier Jon Wade Jim Schneider Tim Harmon Chuck Porter		Joe Kracum Nicole Horst JC Culwell John Eastman Bob Litzau Janet Hruby	Frank Alfone Brandon Gee

Co-Chairman Frasier called the meeting to order at approximately 1:00pm.

CONSENT AGENDA:

1. Administrative Items

- *Review URAAC meeting notes from May 5, 2009*
- *Next SSRA Meeting & Open House – June 9, 2009 (Tentative)*
- *Next URAAC Meeting – May 28, 2009 (Crawford Room)*

Minute approval was postponed for the May 5th URAAC meeting until the next URAAC meeting.

Kracum –

The next SSRA meeting is tentative at this point. The next one will be either June 16th or July 7th. The next URAAC meeting will be May 28th.

Kracum –

Gave a summary of the last SSRA meeting. They have directed staff to proceed with investigating the rest of the main issues with the bonding and to secure a bond for \$12.5million to proceed with the Promenade and Burgess Creek Daylighting. He summarized the motion of what will be included from the last URAAC meeting as well as the phasing.

Frasier –

Thanked Joe formally for all his work to get to this point. This was a huge effort.

Kracum –

Also wanted to thank David Nagel & his group with all their help with the financing issues.

NON CONSENT AGENDA:

2. 2009 Design & Construction Schedule

- *With the recent approval to move forward, we will present a draft schedule of the upcoming design work, construction, and the associated URAAC and SSRA meetings. We will also present a schedule for the necessary approvals for design and construction work to meet the design and construction schedule. URAAC input is requested.*

Summary of URAAC
5/14/09 Meeting

Kracum –
Distributed information regarding the design and construction schedules.

It will be between 45 and 60 days until the money is in the bank. That is when we can sign contracts and move forward.

The contracts for Kracum Resources and JBCM will be expiring before we get more funding. We will need a recommendation to extend these contracts until the end of July with no additional money involved. Wenk's contract has been extended for about 2 ½ months so they are also covered until the end of July. At the next meeting he would like a recommendation if the group wants to include snowmelt.

The next SSRA meeting will include URAAC's recommendation on the O&M agreement, the next level on design development on the diversion structure, the core team consultant proposals for contract extensions for this year's work, and the Promenade and Creek design. At the June 25th URAAC meeting, we will be working on the final design of the Burgess Creek structure and plaza and landscaping of the roundabout. On July 9th we will be working on the final design for the storm sewer replacement and looking at pricing on this year's construction, design support, etc. On July 23rd we will be kicking off the Promenade and Creek Design from schematic design into the design development. He summarized potential development dates from the close of the Ski Area next season, April 12, 2010.

MOTION:

Schneider moved to extend the contract times for Kracum Resources and JBCM LLC until July 31st with no additional funds. Wade seconded the motion.

VOTE:

Motion was approved unanimously.

Kracum –

Gave praise to Wenk Associates for all their hard work. He realizes the last 6 months have been hard on everyone and he has pushed the consultants hard and he appreciates their valuable work.

3. Snowmelt Discussion

- *Recent discussions indicated the desire for a snowmelted Promenade. We would like to discuss this issue in terms of total snowmelt, targeted snowmelt, and snowmelt infrastructure. URAAC input is requested.*

Kracum –

Committee member Baldinger previously indicated that we do not have a consensus regarding snowmelt with this committee. Kracum concurs with this. He feels the major issues are the dollars in terms of initial capital investment, the future dollars in terms of O&M, and emissions in terms of a gas powered boiler system. He has been working with others on geothermal energy. The cheapest capital cost for a snowmelt system and the most efficient is to use a gas powered boiler. This is also one of the highest emissions generators in terms of different snowmelt systems. He gave an overview of what he has recently learned. It may be an option to build in ground source for the Promenade, assuming we want some level of snowmelt, and then use a boiler to bring it up to peak. The capital costs would be a lot higher to do this but we don't have numbers on that yet. He may be able to have some students from Colorado School of Mines do some calculations before we would need to hire someone to do this. We may be able to use some of the Ski Area for ground source heat pumps which would involve running tubes with a liquid running through them to collect the heat from the ground. There are some opportunities there. He would like to take a look at this possibility. They are also looking at a

Summary of URAAC

5/14/09 Meeting

system being used in Alberta. It is a bore hole heat storage system that is used with solar energy which is then used to heat the ground in the summer months. This would be used to generate a green field of heat for the Promenade. In order to get this lower O&M costs, it would require more capital up front but we don't know what those numbers are yet. Regarding snowmelt, he is asking for a recommendation of what URAAC wants, if anything, and what options you would like to use.

Harmon –

He thinks the stairs and ramp, if nothing else, will be much better if heat melted. It is one of the hardest areas to keep clean. He is most concerned with the O&M costs for the Promenade. He does not feel Torian owners would be willing to pay more for snowmelt than was presented to them in the original cost estimate.

Kracum –

If the cost for O&M does not change, this would not be a problem.

Frasier –

Asked where we are with the cost of O&M? Do you think we can stay within the parameters of what has already been approved?"

Kracum –

What we know from Vail in the winter of 2008/2009 the cost was \$2.20 a square foot for the year.

Discussion took place regarding where to run the tubes, etc. for ground source heat pumps as well as the costs and green commitment. More information is needed on this since there are many unanswered questions.

Kracum –

We should be able to snowmelt the entire Promenade with two boilers and the question is where to put the boilers. He suggested that there is a storage shed right at the entrance of the Torian garage where we could put these without having to build a building. This would save us \$200thousand. We are talking a little over \$1million for this system.

Porter –

Will not be at the next meeting but would be in favor of putting in all the tubes for the snowmelt at this time. He is concerned with where the tubes will go and asked if we have a shadow study to show where the best areas would be, where we get the most sun. The geothermal on Ski Area land has not been granted and needs more consideration before we consider it done.

Eastman –

A shadow study can easily be done with the 3D Modeling we have available in Planning.

Frank Alfone –

The concrete plaza at Torian needs to be replaced. There has been momentum to have that area snowmelted when it gets replaced.

More discussion took place regarding phasing for tubing and easements needed, etc.

Kracum –

Will get costs and more information for the group so a decision can be made on the Burgess Creek Plaza snowmelt at the next URAAC Meeting.

4. Burgess Creek Diversion Structure & Plaza

- *As part of a two day design charette, we will use a better part of the URAAC meeting to discuss criteria and concepts for design of the Burgess Creek Diversion Structure and Plaza. Critical issues will be identified. URAAC input is requested.*

Discussion of Burgess Creek Plaza Design Charette.

Nicole Horst –

Reviewed powerpoint of design options focusing on how to deal with trash and recycling. It was a successful charette and they came up with 3 options. They discussed what the plaza goals were and where we have been. She showed on slides where the trash enclosure is now and how to maintain the easements to get through that area. Filling in the hole is something they want to do in all the options. Minimizing traffic movement in the plaza is something that came up and how to avoid having trash trucks and employee parking taking up the entire space. The garage for Slopeside has a transformer which is shown in one of the options. They thought about all the constraints they have with the compactor and the need for 70feet that would be needed to get the trash out. The compactor that Torian has now is 25 cubic yards and it is unloaded once a week. There is a requirement to have a single stream recycle bin that would be the same size as the one there now which is an 8' roll-off but not a compactor. Sharing facilities with Thunderhead was brought up but Thunderhead does not want to consider this. The idea of an underground vault and lift came up but it would be cost prohibitive. The estimate was between \$180 and \$200 thousand just for the lift and that would not include the underground vault or the ventilation system. The following were options that came up at the charette:

Option A

- Moving the trash compactor to the east side of the Torian adjacent to the garage entrance. This is the preferred option from the Design Charette.

Kracum –

Spoke with Chris Corna and he has some concerns with this regarding the extra costs associated with the restaurants having to take their trash to that area.

Horst –

This is the least expensive of the options to construct. She explained the pedestrian flow on the slide. Some additional parking spaces will be added to relocate parking as well as a walkway.

Discussion took place regarding positioning, materials, etc. This option would not require a roof or “O-Zone – smell reducer” that the other options would need.

Kracum –

With this option, another transformer would need to be added to service the compactor. If they used a solar compactor, the amount of the lease would be a greater amount than what Torian pays now.

Option B

- Move the compactor (25 cubic yard compactor) northwest to the edge of the Slopeside garage adjacent to the fence of the pool.

Horst –

A retaining wall would need to be built all around the enclosure. The recycle bins would be put back to back next to the existing transformer. There is an O-Zone control factor that would need to be purchased at the cost of \$4thousand. There would also need to be a roof on this and there would need to be retaining walls to minimize the views from the pool. A 20 cubic yard compactor could be put in

Summary of URAAC

5/14/09 Meeting

with more space for landscaping as a buffer. There would need to be two pick ups a week instead of one with the smaller compactor.

Kracum –

He spoke with Peter Patten who expressed concern with truck traffic in this area. Patten would vote for Option A.

Horst –

Showed where the transformer would be located and where the recycle bins would take up the space.

Kracum –

Chris Corna was concerned about the amount of trash they generate at Slopeside. His concern with Option A, is having to haul it so much further on a daily basis. His objection to Option B is the pool being right next to the compactor. The view would not be pleasant and would be a harder sell for the Torian owners.

Option C

- Similar to B but to move the compactor to be centrally located to the plaza.

Horst –

The truck access would be along the access drive but there would still be truck traffic going in to the recycle bins. This would partially solve the Promenade viewing area problem. You would have to realign the creek which would be expensive and this would impact the creek.

In the charette, they were originally looking at B & C then they were finding that they should look at getting rid of all the trash and put it on the other side. This turned out to be what everyone really wanted. If there is something that can be worked out with the management company, Resort Quest, it is the best answer for everyone.

Discussion took place with reasons that Option A makes the most sense. The current location should be a point of interest, not trash.

Eastman –

From Ski Time Square Drive, the view corridor coming down, this would make the situation worse. With Thunderhead, we spent a lot of time with the planning process trying to emphasize that connection and that treatment of connection. We had them move their trash area more into their building to preserve the view. They even had to change their building alignment with regard to this.

Kracum –

If we can move the compactor out, there are so many more opportunities, much less traffic, and it would be so much safer. Slopeside could use a trailer to haul their large amounts of trash.

The consensus seems to be Option A.

Horst –

Showed a slide of what the enclosure could look like.

This will be a nice space and will class up the Slopeside area.

Horst –

There is a fire hydrant in the middle of the space off a private Torian water line so this will have to be shut off to do deep utility work. They could move it but it will be in a close location to where it is now.

Summary of URAAC

5/14/09 Meeting

There is a gas line that will be partially abandoned. There is also a snowmaking 2" line that hasn't been used and they hope to abandon this or possibly use it for irrigation since it is already metered.

Kracum –

There is a sanitary line that will need to be upsized and relocated and would be at the owners cost. There is a possibility to put a heat exchanger in that waste water line and they could draw some heat out of that. He explained the storm sewer location and what the possibilities are. They will be sending the options to the Torian board tonight to get a decision as soon as possible.

Horst –

If there are items that make sense in this area she would like to hear the suggestions as soon as possible. The area is all open now and we can do a lot of things such as a fire pit, a European plaza, a vertical element along the edge, or any features URAAC foresees.

Frasier -

The Torian garage area and the Thunderhead are both currently scheduled to have a fire pit feature. This area would be an ideal spot for another gathering area, possibly an entertainment area with a raised area for a stage with an electrical box.

Discussion took place on what could be done with this area.

5. Miscellaneous Items

- *We will provide a discussion of items raised between the development of this agenda and the URAAC meeting.*

There was a question on the cost for landscaping and irrigation. Yampatika is a non profit organization, and possibly we could give a donation to Yampatika and let them do the landscaping. Maybe we could cut our costs and help support a non profit in the area and still achieve the same desire.

Kracum –

The way this is costed now, the landscaping is coordinated with an irrigation system but we can look at this possibility.

Frasier –

Asked about the banner issue that came up last week with Season's Greetings and what is being done?

Kracum –

He is still working on this. It wasn't as easy as he originally thought.

Adjourn:

A motion was made and seconded to adjourn the meeting at approximately 3:00pm.