

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled  
5/28/09**

**Meeting held in Rooms 113 & 114, Centennial Hall**

<b>Committee Members in Attendance</b>	<b>Ex-Officio</b>	<b>Staff, Consultants, and TAC Members</b>	<b>Other Interested Parties</b>
<b>Steve Frasier Tim Harmon Chris Diamond David Baldinger Jane Blackstone Jim Schneider (Alt.)</b>	<b>Rich Levy Walter Magill</b>	<b>Joe Kracum Nicole Horst John Eastman Janet Hruby Janet Faller Wendy DuBord</b>	<b>Frank Alfone Bill Jameson Mark Mathews Jack Ferguson Linda Gould Derek Duckels Fred Duckels</b>

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

Frasier asked everyone to take a moment of silence in sympathy for Chris Corna's passing. Chris was a good contributor to URAAC and a friend to all. He will be sorely missed and this is a tragedy.

**CONSENT AGENDA:**

**1. Administrative Items**

- *Review URAAC meeting notes from May 5, & May 14, 2009*
- *Next SSRA Meeting & Open House – June 16, 2009 (Tentative)*
- *Next URAAC Meeting – June 11, 2009 (Crawford Room)*

**MOTION:**

Schneider moved to approve the minutes from May 5, & May 14, 2009 as written. Blackstone seconded the motion.

**FRIENDLY AMENDMENT:**

**Changes to May 14th:**

Diamond - Pg. 3 under Porter's comment, add for clarification: "The geothermal on Ski Area land has not been granted and needs more consideration before we consider it done."

**VOTE:**

Motion was approved unanimously.

Frasier –

Clarified dates of the next SSRA Meeting & Open House for June 16<sup>th</sup> and the next URAAC Meeting for June 11<sup>th</sup> in the Crawford Room.

**NON CONSENT AGENDA:**

**2. Burgess Creek Diversion Structure & Plaza**

- *An update will be provided on the status of design and schedule. URAAC input is requested.*

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Horst –

Reviewed by powerpoint, the trash enclosure location and design for the Torian near the existing entrance to the garage. They are proposing this as part of the fill in front of the garage. Mt. Werner Lodge has concerns about how we landscape the trash enclosure and help screen it. Horst feels we will need to put a roof on it to help with views from Mt. Werner Lodge and the Sheraton. There are two pine trees that will need to be moved.

Kracum –

As a point of clarification, if this design is agreed upon by URAAC, they will take this to the Torian Plum Board for a vote on it.

Frasier –

Clarified that this option does not require moving the utilities as the previous option did, and would the cost of moving the utilities be a swap with putting a roof on the enclosure?

Horst –

She thinks moving the utilities would cost more.

Kracum –

Showed where they will be replacing the storm sewer.

The consensus was that this design can be taken to the Torian Plum Board.

Horst –

Reviewed the Burgess Creek Plaza draft design

### **Focal Point Considerations**

*Reminded all that due to a decrease in funding, the main water feature near Gondola Square has been eliminated*

- There could be boulders that kids could climb on. Those would be easy to put in.
- The old “chug geyser” was the first spring found in Steamboat and we could use that name here and possibly doing something around it, similar to the hot jets that Thunderhead has proposed.
- Reflecting pools in plazas that don’t have so much of the water features but would reflect the mountains and buildings around there. This could relate to the forces and the ideas of the ranching community.
- Doing something with the Olympic Rings with flags or a sculpture.
- Taking the windmill idea with barn wood slats or pieces that could match our light pole and be lit from inside that would make it become a visual icon. Possibly adding the spur that would become the vertical element.
- The plaza is about 60’ so it is pretty big and some of these features could be incorporated there.

### **Another Option**

- Showed where concrete would be
- A little dining space
- A small trash place
- Fire pit with stone seats
- A place for a trailer

Discussion took place regarding some of the options for a waterfall-type water feature that would lead down to the small pool of water that would serve as the “headwaters” for the daylighted Burgess Creek parallel to the promenade. The location of this pool is an

important consideration to minimize problems in the winter with the ski access and to have enough water to create a waterfall in the summer. The committee would like Horst to put some more work in to the possibilities and present another view perspective. All agreed this would be a great meeting place for guests and locals alike.

Kracum –

There is concern having to do with the boundary between Thunderhead and Torian Plum as it relates to the underground pipe installation.

Horst –

The piping should not be a problem because they can limit construction in that area. She showed where the snow edge would go to keep from interfering with the future construction of the Thunderhead.

The committee agreed that the fire feature would be a great amenity if the insurance company will allow it.

### **3. Promenade Snowmelt Discussion**

- *Recent discussions indicated the desire for a snowmelted Promenade. We would like to continue the discussion on this issue with additional cost opinion information provided in terms of total snowmelt, targeted snowmelt, and snowmelt infrastructure. A URAAC recommendation is requested.*

Kracum –

He has looked at different resources for snowmelt. He showed the numbers and advised that these are only estimates. They have not done the shadow study yet. He will need to know if the committee wants to put the tubing in for snowmelting the Burgess Creek Plaza. He looked at the ground source heat pump system and they could probably get about 80-90% of the total season demand which would significantly reduce the operating cost in gas. We would have a slight increase in power cost because each heat source would need a small pump. In the summer we would need to reheat the ground by using solar panels or tap into some existing air conditioning system or other waste heat systems that generate heat in the summer. The cost for ground heat source would be from \$500-750thousand. He explained how the different ground source systems work. i.e. open loop and closed loop systems.

He is looking into grant and stimulus money to help with this project.

Kracum –

He needs to know if we want to put snowmelt infrastructure into the Burgess Creek Plaza. The impact of the cost for the plaza is roughly \$100thousand.

Frasier –

We need to remember that we only have \$2.5million and we need to keep a running tally in the various components.

Discussion took place regarding the cost, particularly with the ground source heat system. As we go through each of the individual projects we have to keep within the \$2.5million allotted. This \$100thousand seems to fit into that.

**Motion:**

Blackstone moved to recommend to SSRA to include snowmelt infrastructure in the 2009 Burgess Creek Plaza. Baldinger seconded the motion.

**VOTE:**

The motion passed unanimously.

**4. Promenade O&M Agreement**

- *The attorneys for the SSRC and SSRA have drafted the O&M agreement for the Promenade. The agreement will be transmitted to URAAC Members prior to the meeting for review and comment. We will have a discussion on this and at the next URAAC Meeting request a recommendation to move it to the SSRA. URAAC input is requested.*

Kracum –

Mentioned that he emailed the committee the O&M Agreements. The lawyers and Ski Crop. have gone through these and he has received some additional comments from Public Works. His question is if anyone has any additional comments so we can move forward with these?

Harmon –

Had some miscellaneous issues and he asked for clarification which was provided.

Discussion took place regarding concerns with the management of different events, etc. and who will be responsible. Insurance issues are a concern. Several issues regarding the contributions agreement were discussed and Joe will make any necessary changes and get them to the attorneys to include in the O&M Agreements.

**5. 2009 Design & Construction Schedule**

- *We will present a revised 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. Multiple approaches and schedules will be discussed based upon the recent comments from City Council. URAAC input is requested.*

Kracum –

Has received comments from City Council and SSRA about rebidding construction for the next two years worth of work as well as for this year's work and for rebidding all the design work out. Here is some basic information as far as what is currently planned for this year.

**Après Ski Way Roundabout Landscape Construction Documents and the Torian Plum Storm Sewer Replacement.**

On April 15<sup>th</sup> we published pricing we had within the team for the Après Ski Way landscape as well as the Torian Plum storm sewer replacement. The effort to get both of these up to a level to be able to construct them is shown that there is very little time for the roundabout because there were CD's from last year that were X'd out. With the budget cuts and desire to reduce the amount of landscaping on the roundabout, we have some revised plans to put together. Wenk is not under contract to do the storm sewer design at this time. He has received pricing from Duckel's already and if we were to put this out for bid, we have to significantly change those plans because the pricing is already out.

**The Burgess Creek Diversion Structure and Plaza Design**

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We are partially through with this and when the design is done, within another two to three weeks, we will generate the easement descriptions and final design. Within a week after final design, we can take it to construction documents. What this means is that this schedule has the basic process for SSRA approval, when funding is allocated and when URAAC recommendations need to be made. These approvals and recommendations are tied to these items and we have a tight timetable to get through. We are hoping to get the design for Diversion Structure and Plaza complete by the end of next month. At that point we would like to combine, the Après Ski Way roundabout landscaping and the storm sewer, into one contract, reprice it and then look at a construction contract as well as a period for preconstruction to bring everyone back together. We are in tight constraints with the Torian owners so we need to be sure we have a good process with them. What we are looking at as far as when the money will be available and when SSRA could authorize the construction, we have a potential start date for the beginning of August.

The landscaping will not take that long and we have time to do that. The storm sewer replacement is a little trickier. Nicole is helping out tremendously by getting the trash enclosure done. He thinks we have enough time to do the Diversion Structure and the Plaza. We should be able to finish this up by the end of October. Once the weather starts getting bad, it gets harder to do the work. He tried to get the best possible schedule. If we go to bid, we have to change the existing plans in order to make the Après Ski Way roundabout and storm sewer able to get to a competitive bid. In order to get the Diversion Structure and Plaza to a level of putting it on the streets in this environment, we are going to need a little more time and he gave Wenk an extra week to deal with this. To get a formal bid, we are looking at 6-8 weeks before we could put it under contract. This adds about a month to the start date of the construction. He has also shortened the pre-construction time period, which is a concern because of the timing and the weather.

He gave a summary of what has happened in the past along with all the changes that have occurred and what we can expect to happen now if we have to do new bids.

Frasier –

Is a big fan of free market. When a process is rebid, typically it is because we are unhappy with the quality of work or we are looking for a better price. Clearly, from what has been outlined, this contractor has performed well on both fronts and in most cases has excelled. He agrees with the rebidding process as a general rule but in this particular case, he is not sure it is the right call especially this year. Shortening the construction season by a month could be detrimental on a lot of fronts.

Diamond –

He wouldn't necessarily go with a low bidder and these are factors that need to be considered. We want the best product.

Duckels –

One of the reasons they considered this project was that it was presented as a long term partnership that would provide work into the future. We have accomplished a lot here and that is why we continue to work hard at the process. At the time we originally bid this, we had plenty of work and we chose to do this in case things slowed down and now that has happened. He is concerned that if this goes out to bid, you won't be able to keep the current estimated cost this low which was part of the reason the bond request passed. This project was meant to help keep work within our City as a stimulus. Part of our process would be to bid sub-contractors locally to give them a better opportunity to compete. If you put this out

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for a rebid, you could bring in big contractors that just need to keep people busy and will bring in workers from out of town.

DuBord –

We are happy with your work and you have performed admirably. We have received many phone calls that you are doing your job totally to satisfaction. We are totally happy with your work but because of economics we have been receiving pressure to put this back out for bid for local contractors.

Discussion took place regarding reasons for and against rebidding. This is a tough situation to deal with. The compliments were extensive to Duckel's.

DuBord -

Important to let SSRA know what we think because we need to move this along as fast as possible. It will be important to have Joe give the reasons we want Duckel's and to give reasons for the public to understand.

## 6. Miscellaneous Items

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

Diamond –

This was a big day for Ski Corp. in reviewing capital projects. We were scheduled to be able to go to Planning Commission tonight with a presentation for the Wildhorse/Ski Corp Gondola. We had a lot of agreements with Resort Ventures West, lift contracts, selecting lift manufactures, etc., and received a huge effort from many people. Unfortunately with the economics and real estate market being so poor all over the world, the company is not in a position to help fund a new Meadows gondola at this time. We are committed to this long term but it is not possible at this time. We will continue to help Resort Ventures West in any way possible so they can get the lower pulse gondola installed.

Baldinger –

Has been receiving complaints about the Happy Holiday's banners still being up. He is happy to volunteer and he has a couple employees who will help take these down. He just needs the materials to take these down. Kracum stated he will help Baldinger take care of this.

## Adjourn:

Chairman Frasier declared the meeting adjourned at approximately 3:00pm.