

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled  
9/24/09**

**Meeting held in Crawford Room, 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 Chris Diamond Jim Schneider (Alt.) David Nagel Jon Wade David Baldinger Peter Patten</b>		<b>Joe Kracum Nicole Horst Bob Keenan Danny Paul</b>	<b>John Curnow</b>

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

**CONSENT AGENDA:**

**1. Administrative Items**

- Review meeting notes from September 10, 2009 meeting
- Next SSRA Meeting & Open House – 20 October
- Next URAAC Meeting – October 8, 2009

**MOTION:**

A motion was made and seconded to approve the September 10, 2009 meeting minutes as written.

**VOTE:**

Motion passed unanimously

Frasier –

Went over the dates for the next SSRA & URAAC meetings as shown above. Kracum stated that there is a possibility that we may have an additional URAAC meeting depending on the outcome of Agenda Item #5. We will be adding an item on this agenda for Bob Litzau to give an update on finances.

**NON CONSENT AGENDA:**

**Finance Update –**

Bob Litzau –

Gave an update on the financial situation. US Bank has agreed to issue the City a Letter of Credit for \$21.5m to back the bonds. They have also given us an option to do a straight fixed rate 5year term loan as opposed to a Letter of Credit. He explained what the differences would be with the different loans. 3.59% is a fixed rate for the bank loan. It would be a better deal to do the bonds if the rate stays

below an average of 1.35%. He does not see the rates staying that low but it is too hard to predict what will happen. He explained how the loans differ. SSRA has to approve this. He is looking for a recommendation from URAAC and he would like to have an answer by the 10<sup>th</sup> of October. A loan would take about 30 days and the bonds would take 60-75 days. Joe will get with Bob and gather the necessary info to email to URAAC members so a decision can be made.

## **2. Construction Update**

- A briefing will be made on the current construction effort.

Kracum –

The utilities are complete, Mt. Werner Water added five days to the project which has not been made up yet, the Diversion Structure is 90% complete, they are placing rocks as we speak, the iconic rock is in place, the firepit has been approved by the designers, the trash enclosure foundation is underway and the planners are still doing weekly construction update meetings as well as newsletter and handouts. They are possibly going to have a small dedication on the 10<sup>th</sup> of December which is a URAAC meeting, and possibly doing a little event at that time with the design/construction team.

He showed some slides with the construction advances.

## **3. Promenade & Daylighting of Burgess Creek Design Update**

- A briefing will be made on the progress of the design development. *URAAC input will be requested.*

Horst –

They have come up with six different prototypes and she showed these on slides and explained each. She showed how everything will look. She will be out there when they place the rocks to be sure everything will look the way they have planned.

A discussion took place regarding the possibility of an ice skating pond in the future. Not a lot of time has been spent on the design of this area.

They are working on the Torian Garage area now. They have had a ventilation study done. They are looking at taking the space that has always been talked about as being a landscaped pre-edge and putting a guard rail around it and leaving it open to allow the air to flow through this area. Possibly they could put some trees or terraced landscaping around this area to protect it.

The planners are trying to stay away from making any changes that would impact the Torian garage structure because they do not want to inherit any responsibility for its upkeep. Torian will eventually be putting a new roof on.

Kracum –

They are doing the waterproofing now. Eventually they are planning on turning the whole area by Terry Sports, Slopeside and Saketumi into a hardscape rather than grass.

Baldinger –

The hardscape has a good chance of happening because it is more efficient. This area will probably all turn out to be hard surface in conjunction with phase 3. It is structurally sound enough. The designed plan would be to have a water barrier under the surface.

Horst –

This is one piece that hasn't been solved yet. It will be important to hide this triangle area.

Horst showed some additional slides with some of the changes suggested to get the slopes to work. She showed the differences with the summer and winter designs for the water features.

They are trying to figure how to get the Promenade to tie into the creek. She showed on slides what they plan in the future which is grass now but could be hard surface. They haven't made that decision yet. The firepit area was shown as well as the seat wall areas and location of boulders. URAAC members were happy with the detail that has been put into these updates.

#### **4. Promenade Snowmelt System**

- We will lead a discussion on the Promenade snowmelt system. Currently we have been directed to install the infrastructure (tubes, manifolds, and mains). *We will ask for a recommendation on whether to include the boilers and controls in the project.*

Kracum –

We have been directed to put the tubing main manifolds in everything they are doing for pre-construction. The heat pumps are not going to work because they were looking into trying to suck the heat from the ground but the heat is only about 60 degrees and the return fluid from the snowmelt system is higher than that. He needs a decision whether we are going to put the boilers and controls in. We have defined locations. The cost is unknown until we actually bid it. As of now we are looking at \$24 to \$26 per square feet. This includes everything needed. Ballpark figure is \$1.5m.

#### **MOTION:**

A motion was made by Baldinger to recommend to SSRA to include the snowmelt system including boilers in the schematic design work currently being bid. Patten seconded the motion.

#### **VOTE:**

Motion passed unanimously

#### **5. Additional Signing – Mt. Werner Circle & Ski Time Square Drive**

## Summary of URAAC

9/24/09

- As several businesses requested additional signing on Mt. Werner Circle and Ski Time Square Drive, our designers have developed a plan for additional signing. *We will ask for a recommendation on whether to proceed with this additional signing this year.*

Kracum –

We have been discussing signing in Mt. Werner Circle and Ski Time Square with individual business and property owners. There were recommendations that came out of these meetings regarding signage on Mt. Werner Circle and Ski Time Square. On Mt. Werner Circle, the intersection of Ski Time Square Drive, on the SW corner, there is a small 4' sign that is not easily visible because many of the letters are too small. 1) We are looking at taking that sign to the other side where the Sheraton exit is, along Ski Time Square Drive, and change the lettering so that it points into Ski Time Square Drive. 2) Replace the sign that is a little bit closer to the corner with a little bit larger sign (6') that is movable up and down with larger lettering. This would be one that you can see from Mt. Werner Circle as you go in there. 3) To give visitors some indication that they are in Ski Time Square with the possibility of getting a design for a banner. We have two banners now on a pole – replace one with a Ski Time Square banner 4) Put an Iconic piece in the bus turnaround area and modify the signing in there. These things would help address the issues that have come up. He asked if URAAC would like him to pursue these changes through the SSRA and if so, he will get pricing on all of these. The signing issue will be approximately in the \$20,000 range, the banners approximately \$2,000 to \$2,500. A suggestion was made for the iconic piece in the bus turnaround by JC Culwell, to have a vertical sign made saying, "Welcome to Ski Time Square Drive" or something like that. The other idea would be to put a Christmas tree there that could be replanted as part of the landscaping next year or an artificial tree. All these ideas that are acceptable to URAAC would take place this year. It would take between six and ten weeks to get the signs made and delivered so he will need a recommendation on what URAAC would like to see done. The iconic piece in the bus turnaround would be between \$20,000 and \$25,000 depending on what is decided on to be used.

A discussion took place regarding pros and cons of a Christmas Tree because of the visual impairment it could cause in that area.

Baldinger –

Finishing a project off correctly is very important. It sometimes takes a year or two of use, or looking at it with different eyes, to get it really dialed in. He would consider these projects to be finishing touches on things we have already invested in, not maintenance, not upgrades or anything else. They are just things you can't design until you are operating and using them. He feels the Christmas tree is a great idea as long as it isn't too big. Possibly in the summer we could do something more permanent with a sculpture or something else.

An extensive discussion took place regarding what additional signage and additional projects can be done in the future and what needs to be done to help guests find their way.

Banners would be great to help with wayfinding.

**MOTION:**

A motion was made by Baldinger to recommend to SSRA to approve the following:

- Move V2 sign to STS Drive
- Add V3 sign in placement of V2 sign
- Replace ½ banners on STS Drive with STS banner

We can discuss the Ski Time Square paving and the former bus turnaround separately because those are big ticket items and involve multiple parties.

**FRIENDLY AMENDMENT:**

Diamond –

Would support this if we can have Kracum come back at the next meeting with pricing and suggestions on how to do both turnarounds.

Friendly accepted.

The motion was seconded by Diamond.

**DISCUSSION:**

Horst –

The planting is going in for the turnaround on Après Ski Way in the next week. She believes all of these are aspen trees. If a Christmas tree is something you want in that area, she needs to make that change now because it will change the design.

**FRIENDLY AMENDMENT:**

Diamond –

To withdraw the Après Ski Way Design and only look at Ski Time Square.

Friendly accepted.

**VOTE:**

Motion passed unanimously

There was some discussion on the Ski Time Square “road to nowhere”. This issue will be discussed at a later date.

**6. Construction Schedule Promenade & Daylighting of Burgess Creek Update**

- A briefing will be made on the scheduling effort for 2010-2011 construction. *We will ask for a recommendation on 2010 – 2011 phasing.*

Kracum -

The construction scheduling was emailed to all members of URAAC. They want to get a good connection between the Torian Plum to the Sheraton by the end of next year and there is a good potential to have the snowmelt operating by that time on that piece. They will upgrade the entire area and get all the utilities in, get the creek

9/24/09

operating and get a grated Promenade surface from the Sheraton to One Steamboat Place. This will be a big year for work. I am proposing we will start in 2010 the day after ski season with unimpeded access of the entire base area until around the third week of June. In 2011 there won't be near the amount of work. He is still going to suggest the same unimpeded access for 2011 so we can get done earlier.

**MOTION:**

A motion was made by Wade to recommend to SSRA to approve the following schedule:

**2010** - Torian Plum (Stairs, Ramp, STS Bus Connection)

- Utilities & rough grading of entire area by end of July '10
- Rough Grading of Daylighted Burgess Creek
- Complete Torian Plum by Ski Season 2010-2011
- Graded Promenade surface – Sheraton to OSP
- Operational snowmelt potential

2 year warranty on hardscape starts

- **2011** - Sheraton to OSP Promenade
- Complete Gondola Square to OSP by 2011 Winter
- Final Grading & Rock Work on Daylighted Burgess Creek
- Fully operational snowmelt
- 2 year warranty on hardscape starts

**2012**

- Burgess Creek Daylighted in Spring

The motion was seconded by Diamond.

**VOTE:**

Motion passed unanimously

**7. Proposal Process for Construction Schedule Promenade & Daylighting of Burgess Creek**

- A briefing will be made on the anticipated proposal process for construction of the Promenade and Daylighting of Burgess Creek for 2010 – 2011. *We will ask for a recommendation on the process.*

Kracum –

He sent an email to all URAAC members with a summary of what he wants to do for the contractor selection. We want to prequalify the snowmelt system contractor and we will advertise for that in October. We will have a pre-advertisement conference to explain to interested parties what we want and need, and explain the selection process. Once we get proposals, we will make the selection from those. The whole process will start in mid-January and we would start construction on April 12<sup>th</sup>. He will be asking someone from URAAC to be a member of the selection process.

Baldinger –

Volunteered to be the URAAC member.

## **8. Miscellaneous Items**

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

A discussion took place on the landscaping on Après Ski Way. There was concern with the shading.

Baldinger –

Asked if we have a full committee following the departure of Chuck Porter and Jane Blackstone? He would like this researched to be sure we will have a quorum for upcoming meetings.

### **Adjourn:**

It was moved and seconded to adjourn the meeting at approximately 3:00pm.