

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled  
10/20/09 (Tuesday)  
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 Chris Diamond Jim Schneider (Alt.) Jon Wade David Baldinger Peter Patten</b>		<b>Joe Kracum Nicole Horst Bob Keenan Janet Hruby</b>	<b>Mark Mathews</b>

Co-Chairman Baldinger called the meeting to order at approximately 1:30pm. He asked everyone to start out with a moment of silence for the death of Brady who worked for Duckels Construction on the Base Area.

**CONSENT AGENDA:**

**1. Administrative Items**

- Review meeting notes from October 8, 2009 meeting
- Next SSRA Meeting & Open House – 20 October, 17 November
- Next URAAC Meeting – November 12, 2009

Baldinger stated that the minutes will be approved at the next meeting. He reviewed the meeting dates listed above for the next SSRA Meeting & Open Houses as well as the next URAAC Meeting. He gave a summary of what will be discussed at the SSRA Meeting tonight.

**NON CONSENT AGENDA:**

**2. Financing Update**

- A briefing on the bond issue will be provided.

Kracum –

At the last URAAC Meeting, URAAC recommended to move forward with the bond issue. Bond documents are being prepared. It looks like the money will be in the bank at the end of November and the payment is due back to the City by the end of this year.

**3. Construction Update**

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

Kracum –

10/20/09

Construction update includes: 1) they are putting the mud down where all the pavers are going to go and that will be finished this afternoon; 2) they will be putting tubing down on Thursday and Friday; 3) pavers are due for delivery on Friday and they should be done by Tuesday or Wednesday at the latest; 4) they will finish up the fence and some connections on the masonry units; 5) the trash enclosure is up; 6) signing will start up next week and should be done within two weeks; 7) Après Ski Way landscaping roundabout should be done by the end of this week; 8) the creeks and culvert are there and the rocks in the fire pit are all in place.

The last projected cost of complete was the end of September and we are still looking good regarding completing within the budget. We still have about \$40,000 in the force account which is used for minor contract revisions. The contingency was \$185,000 and there is about \$160,000 left. Some of that was used for legal costs.

There will be three more construction weekly meetings and we are still talking about doing a dedication but it is not firmed up yet. The fatality of Brady has caused some slow down and problems because he was a big part of the construction team.

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

- A briefing will be made on the progress of the design development. Specific issues are snowmelt boiler room locations / sizing, Torian Plum garage ventilation, and overall design criteria of the Promenade and other improvements. *URAAC input will be requested.*

Kracum –

We are putting a surface down for the pavers with snowmelt and sand in the foundation. Everyone needs to be clear that the life of these pavers depends on how you take care of them. The Promenade overall is designed for pedestrian use and emergency vehicles. It is not designed for continuous truck traffic use. If you want continuous truck traffic, we need to change the design of this. There are some areas, one at One Steamboat Place, where Ski Corp. has access through it and they will do that area stronger for a higher load. Instead of putting the snowmelt in the sand they will put it in the concrete there. This will protect the tubing with the sand. The issue with this is that you need to tear it apart and not just replace pavers if there are problems down the road. The other area for this type of paver construction will be at the Sheraton. He showed the area on the slide.

Patten -

Is this a loading and delivery area for One Steamboat Place? Why are we discussing accommodating vehicle traffic?

Kracum –

He showed a duel easement by the Sheraton on the slides where there is going to be big loading.

Schneider –

This is the only portal to get to the base of the ski mountain and they need to drive large trucks when they put in lifts and do maintenance, etc. This needs to be

10/20/09

accommodated and has been understood since the first charrette when we discussed that this area would be used for that purpose. Has One Steamboat Place designed their pavers for big loads and why would we have a different standard?

Horst -

We are going with recommendations from the GEO tech report. We are more comfortable with 80 millimeter pavers. That is what is standard for vehicle traffic. The pavement section for the whole Promenade can handle loads up to loads of lowboy. We would rather see these from a design standpoint and not worry about having issues of it possibly failing. The tubing in the concrete is better for heavier loads. We need direction on understanding the use of the Promenade for vehicle traffic.

Discussion took place regarding use of Promenade for vehicles and what use it will get and what type of pavers should be used.

Kracum –

Explained how the pavers work with snowmelt. If you have any changes regarding the pavers, we need to make them NOW before we go any further.

Horst –

We have put together the whole plan into a design development package and will Fed-X it up next week. We will have meetings next week with the consultants and go through everything with all the engineering drawings. She showed the construction documents and drawings on power point. Our engineers have done the hydraulic analysis and she explained the cross-sections for the creek with the ponds, etc. There are some problem areas with the flow of the creek that were discussed.

Kracum –

Explained how the diversion structure will work. All of this is designed on paper and when we start in the field placing the rocks, we will need to be there to be sure the design is done correctly.

Horst –

We had a meeting to discuss Ski Time Square signage and we also discussed wayfinding. One of the things coming out of that meeting was where the signs should go on the Promenade with an interest in having more directory signs and not so much the directional arrow signs. She showed what Nobel Erickson came up with for signs. The signs will match the light poles and have the same style of the wayfinding but they are shorter than the light poles. On one side you will have the directory and that will always be facing north, so as you are looking at it, it will always be a true north facing map. On the other side you could put events where the panels could get changed or possibly directional signs such as “Torian Plum straight ahead” or “Ski Time Square straight ahead”. This leaves options for the second side. She is assuming the materials are the same wood as the light poles. She explained that you can follow these by the numbers and that is how people will find specific locations.

Kracum –

These are a lot different than what was in the approved plan proposal. Will there be an extra design cost and will the construction cost be higher than what was originally approved by Nobel Erickson?

Horst –

That is a good question but she is not sure.

Kracum –

He likes the concept but looking at the proposal and what they designed, these look like they could be more expensive. The request for cost for the extra work, if there is any, would be unacceptable.

Diamond –

He is concerned about the critical area down by Delaney at the south end of One Steamboat Place, at the bottom by the temporary stairs, that is a key place.

Horst –

Some haven't been placed yet and some will be moved. We could add another one or move one to that area.

Kracum –

They will locate the active businesses on the temporary kiosk during construction and those will be changed once a year. For the permanent businesses, they will put up what is current at that time. From that point on, whomever's property it is on will be responsible for changing it.

Horst –

Explained and showed how the signage will look. There may be a way to change these so when a business changes, a portion of the sign could be changed instead of having to replace the whole sign.

Patten –

Is concerned with the signs. The back side should have a summer or winter event and should tell people what is happening currently. He is not crazy about the big numbers on the signs. It makes sense but he feels it is a little generic.

Discussion took place on what is needed for the wayfinding. We need a policy on when these would get updated. It was determined that there is a need for a site visit to figure out where these signs should be placed and what exactly they should look like.

Baldinger –

This is a very important issue. A subcommittee needs to be formed to determine what signs are necessary and what the signs should say depending on the costs. What goes into the fabrication should be extreme flexibility. This should also include the fabrication of the anchor points to add and change names easily. Once URAAC

10/20/09

has decided on the signage, maybe we should keep the backside blank for the first year and see what the Mountain Business Association would like to see on these. Each one could be done differently on the back side. This could save some money in the long run because it would give people a chance to know exactly what they would like on the back of the sign by their business.

Patten –

As far as design, there is a budget. People know they are in Steamboat so the Steamboat could be replaced with “where you are”.

More discussion took place on what signs should say and there was concern that custom designing would cost more. This discussion needs to take place with a sub-committee to come up with final decisions.

Kracum –

We need to get this design going. Next week we are having design team review meetings on Wednesday and Thursday to go over all the details and he would like to schedule a meeting with some members of this group for Thursday morning to discuss these signs.

## 5. Additional Budget Request

- A request will be made to move funds from the contingency budget to the design/construction budget. Specifically, funds will be requested for Ski Time Square signing, Torian Plum garage ventilation design additions, fire feature at Gondola Square. *We will ask for a recommendation to move funds from contingency budget to the design / construction budget.*

Kracum –

We just received revised pricing yesterday. We bonded \$6.2m from the City in May and \$185k of that was specified as contingency. Some legal fees have been paid out of that which leaves about \$163k. He needs to move about \$43k from the contingency fund to the design and construction budget - \$13,500 for the sign in front of Grand, replacing facing on existing sign at intersection and putting up all the banners. The design contract is for more than that. \$10,500 includes the meetings, the initial plan and revised plan, the construction drawings that goes with that, the shop drawings and the banner cost in the design cost.

Horst –

Explained that the 15 to 20 banners will be approximately \$60 per banner. She gave a break down of the additional costs for designing the Ski Time Square, etc. signs.

Kracum –

Originally, we did not put contingencies in for the unknowns in the design proposals. There were assumptions made regarding the boiler rooms and the ventilation to the garage. We originally thought we could use the existing Torian Plum storage shed for the boilers but it is not big enough. We will need to design something new for that. We should know by the next URAAC meeting if we will need to go outside and build a building for the boilers.

We need to determine what needs to be done for the ventilation of the garage to get it to the necessary standard. We can't do anything until that system is corrected. We need to get enough air into the garage and the bottom line is we may need to make another hole in the garage. We don't want to impact the ventilation in the garage with our changes.

Everyone seems to like the design of the fire pit at Slopeside. Now we are working on one by Gondola Plaza. Originally we put this into the construction cost and didn't have the cost in the design. We will see proposals on all of these and we need to get some money moved into the design budget from the contingency budget for these.

Frasier –

No issue on anything that has been discussed but has a question on process. When we go outside of the bounds of what we all think is occurring, at what point do you know we are going past the original scope of a contract and it will likely incur additional expenses? I don't know when we cross that boundary.

Kracum –

We try to make sure everything is in the initial proposal. Everything was tight this year and everything was in a tight time schedule. After the last URAAC meeting he spent time with the Wenk team going over the budget to figure out where those lines were. On initial wayfinding and signing, we had some budget to do the Promenade so we knew we had some money to deal with. The snowmelt boiler and controller locations have come out in the last two weeks as well as the ventilation. Because of the accident, I lost a whole week. My scope is big enough that I can stay within budget if I check it monthly.

Horst –

This is what we do also, but it is coming to the point that Wenks' consultants are saying that "this is outside their scope". She doesn't mind doing extra work but most of this work is outside Wenk's scope and is for sub-contractors.

Kracum –

We were anticipated getting this work done last year but everything was cut in half.

Frasier –

My comments are not meant to be derogatory in any way. This committee has the obligation to maintain fiscal responsibility and we are in a situation that everyone is looking at pennies. This is a tough time.

Baldinger –

Ventilation of the garage is something that no one planned on. The fire feature in Gondola Square came out at a later time. Also, regarding the boiler controls, an assumption was made that we could use the boiler room in the Torian garage which now cannot be used. We know we had to do some stuff about wayfinding and signage. He asked where this money is for the signage? Was there ever a budget

## Summary of URAAC

10/20/09

for some of these signs? We sometimes don't know exactly what will be in the scope of work. That is what these contingencies are for. These items are what this group asked for.

Discussion took place on these concerns of additional costs.

Kracum –

The next estimate will be available on November 12<sup>th</sup>. He explained the percentage numbers at this point. This should be the end of the design funding.

The members would like to be sure they get a “heads up – red flag” in the future so we can cut certain things if necessary. URAAC needs to know the numbers so if there is something we really want, we can remove something else, if necessary, because of costs.

Horst –

We haven't discussed the roundabout design yet, but she is hoping she can put this design off until next year because it is not going to happen this year anyway.

Diamond –

Is concerned with the replacement of the illegal sign covering up the original sign and how that is designed and we need to coordinate. Torian is supposed to do this on their own but he is concerned that we coordinate with them to get the correct sign.

Baldinger –

Does not believe there is any organization at this time to do anything with that sign.

Kracum –

He is running under budget at this point and he would be glad to help out with the sign effort as much as possible.

Baldinger –

It is not just Torian. There are other businesses involved. Maybe we should call a meeting to discuss this.

Diamond –

Thought there was already coordination going on with this. He would be happy to participate in this. We need to get something with this done and up.

Frasier –

Timm Harmon volunteered at a previous meeting to move forward with this. Maybe you can follow up with him and see what is happening and get some help from different members of this committee. Bob Keenan needs to be involved with this also.

Kracum –

Asked if anyone knows anything about the turnaround?

Diamond -

Mark Mathews stated at a previous meeting that nothing is happening with that at this point.

Patten –

When you are doing these estimates, do you put in “not to exceed”, or “lump sums” or how do you do that?

Kracum –

This is a budget with “not to exceed” in the proposal.

Horst –

The numbers will change the next time you see them because these were just guesses. These numbers are conservative estimates.

**MOTION:**

Diamond moved to recommend to SSRA the budget request from Joe Kracum to URAAC on October 20<sup>th</sup>, for the above mentioned items to transfer \$43k from the contingency fund to the design and construction budget. The motion was seconded by Patten.

**DISCUSSION -**

Patten –

If the fire feature design ends up costing \$6k, does the balance come back?

Kracum –

Out of the \$43k you get anything that is left over.

**FRIENDLY AMENDMENT:**

Frasier added that it is understood that the \$43k is a “not to exceed”, and that individual component savings will be passed along.

**VOTE:**

Unanimous approval

**6. Miscellaneous Items**

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

Kracum –

He is thinking about doing the last half hour of the next meeting at the site.

Baldinger –

Would it be more efficient to have the meeting at the Torian conference room?

Kracum –

Summary of URAAC

10/20/09

This is a public meeting and we need to advertise this with the new location.

The meeting will be noticed for the Torian conference room and we will put notices on the door here in Centennial Hall notifying the public of the new location.

Baldinger –

It bothers me that we are having a problem with a quorum. Is there any merit in making Council aware tonight that we need to appoint someone as soon as possible? We need to schedule these URAAC member appointments sooner than later. If we do not have a quorum, we would just have to have an informal meeting with no motions being made.

Kracum –

He will let Council know tonight that we are struggling with a quorum at our meetings.

**MOTION:**

Diamond moved that we recommend to SSRA that they fill the two open positions. The motion was seconded.

**FRIENDLY AMENDMENT:**

Frasier added: To fill the two vacancies with the two applicants, the two “default” candidates.

**VOTE:**

Unanimous approval

**ADJOURN:**

The meeting was declared adjourned at approximately 3:00pm.