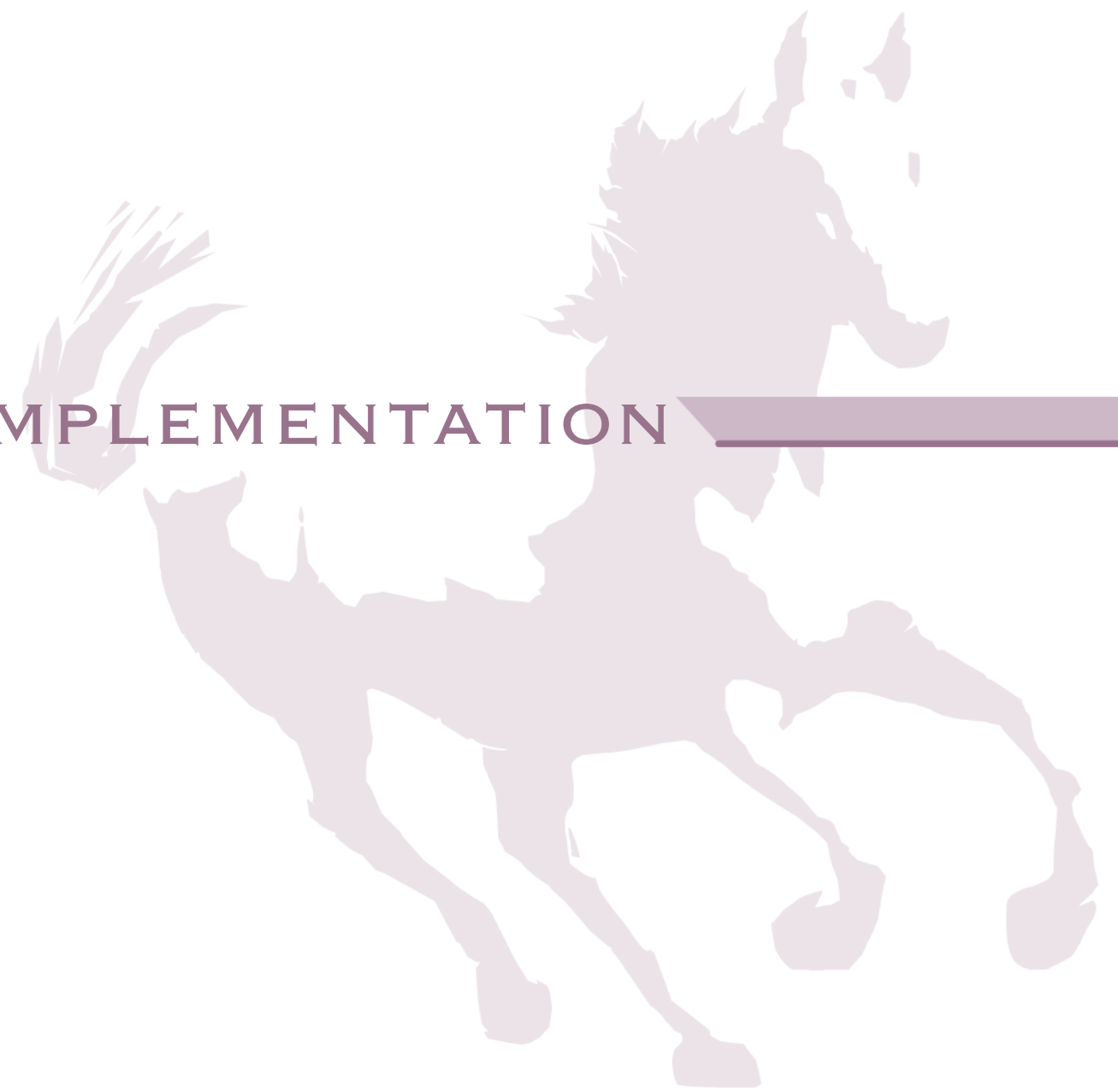


ROADMAP TO IMPLEMENTATION



ROADMAP TO IMPLEMENTATION

PROJECT SELECTION PROCESS

The process used to select projects for 2007 construction was designed to provide a transparent and documented screening system for the URAAC. The process was organized into three phases and included a list of all potential projects, most of which were previously identified by the Mountain Town Sub Area Master Plan and Mountain Base Area Design Standards adopted in Fall 2005.

In order to determine the projected 2007 construction budget, the City staff and URAAC Finance Committee evaluated revenue sources within the URA boundary and determined approximately \$5,000,000 would be available for 2007 project design and construction assuming a 2006 bond issue.

With the 2007 project budget established, the first phase of screening process was to determine what projects should be considered for URA funding. The second phase of screening used an evaluation process to determine the value and associated issues of the projects passing the first screen. From the screened list, four packages of projects with an approximate \$5 million value were generated. At the June 23, 2006 URAAC meeting, a package of projects for 2007 was unanimously agreed upon by the URAAC. During the first phase of screening, operating and maintenance of projects constructed with URA funds was recommended to be eliminated from URA funding.

It was indicated that additional information was needed by the URAAC for some of the projects including: Escalators, the North Portal Loop Road and Plaza, Snowmelt at Gondola Square and North Portal Plaza, the GTC / Sheraton Walkway connection, Surface and Garage parking, the Aerial Tramway, and Après Ski Way improvements.

The projects selected by the URAAC for 2007 construction include the following:

- North Portal Promenade*
- North Portal Turnaround / Drop-off
- Wayfinding & Signage - Phase 1
- Gondola Transit Center to Ski Time Square Walkway

**At the URA meeting on June 27, the URA agreed with the URAAC on the projects selected, however, conditioned the construction of the North Portal Promenade on having a funding mechanism in place for operations and maintenance.*

In addition, anticipated expenditures in 2006 amount to approximately \$920,000 and include geothermal investigation study, North Portal Transportation Feasibility Study, surveying & mapping, geotechnical investigations, and project design. Project design includes final design of the projects listed above plus final design of the promenade from One Steamboat Place to Slopeside and final design of the daylighting of Burgess Creek.

This approach to the design takes into account the timing of the base area regrade by the Ski Corporation, as part of their proposed on mountain improvements. The grading and utility work for the promenade area near the gondola and the daylighting of Burgess Creek should, for the best construction value, occur concurrently with the regrading of the base area. At this time a commitment cannot be made by ASC, the parent of the Ski Corporation, on whether the regrading can be done in 2007. That decision will not be made until early 2007.

The design schedule then allows for close design and construction coordination of these concurrent efforts in 2007 should the Ski Corp regrade the base area in 2007. Furthermore, the design fees expected in 2007 and 2008 would be reduced proportionately for projects to be constructed in 2008 and 2009. Coordination, currently under contract, is not included in this amount. Also, City Staff costs for public outreach activities, URAAC expenses, and right-of-way and easement costs are not included in this amount. Expenditures in 2007 amount to approximately \$4,080,000 and include design support during construction, construction administration, and construction costs. The amount does not include design costs, right-of-way and easement costs for projects to be constructed in 2008 (except for the Promenade and daylighting of Burgess Creek) which will be expended in 2007. Until an estimate of URA revenue can be generated for 2008, these design costs cannot be determined.

This process, while not specifically selecting projects for 2008 and 2009 construction, worked to address planning and design considerations for construction efforts beyond 2007. During the selection process for 2007 construction, many projects identified by the Mountain Town Sub Area Master Plan and this master planning effort were evaluated including:

- Burgess Creek day lighting and Promenade
- Wayfinding, streetscape, and landscape improvements along Mt Werner Road and Circle
- Apres Ski Way Intersection Improvements
- Wayfinding and landscape improvements at the interchange of Mt. Werner Road and US Highway 40.

These projects due to funding and construction logistics considerations were recommended for construction in 2008 and beyond to allow for best value and coordination with private base area redevelopment projects such as One Steamboat Place and the Ski Corporation on mountain improvements. Key elements, such as the Burgess Creek day lighting and promenade improvements, were designed in 2006 to allow for continued coordination with private redevelopment and earlier construction if funding mechanisms allow.

2007 PROJECT SELECTION CONSIDERATIONS

NORTH PORTAL AREA TRANSPORTATION FEASIBILITY

The Sub-Area Plan Update shows alternatives for this area. A study of the area with adjacent property owners and URAAC was recommended as a means to review the current alternatives and better define the turnaround / drop-off configuration. A design charrette will be conducted with stakeholders to determine alternatives and select a preferred transportation solution.

GONDOLA TRANSIT CENTER - SKI TIME SQUARE WALKWAY / ESCALATORS

As these items relate to the North Portal, they will be addressed during the discussion and study of the North Portal Area Transportation Feasibility.

PROMENADE

As the Ski Corporation cannot provide a decision on whether it will regrade the base area in 2007 and One Steamboat Place will not have the area available until 2008, it was determined that the promenade will need to be constructed in phases. In order to allow for potential regrading of the base area in 2007, the promenade from One Steamboat Place to where the promenade intersects Burgess Creek will be designed in this first phase.

NORTH PORTAL PROMENADE

The Sub-Area Plan Update shows the promenade extending along the border of the base area with plazas connecting to the commercial and residential areas. As the promenade was not initially intended to be constructed in phases, the appropriate starting and ending points for this initial phase will need to be defined, Skiways and other easements will need to be accommodated or modified to accomplish this. This should be addressed early in the design process.

DAYLIGHTING BURGESS CREEK

The daylighting of Burgess Creek needs to be coordinated with the regrading of the base area. As with the promenade, the daylighting will be designed in the first phase to accommodate the possibility of regrading in 2007.

GEOHERMAL ENERGY FOR SNOWMELT SYSTEM

A desire in the Sub-Area Plan Update was to investigate the possibility of using alternative energy sources. As a hydronic snowmelt system is a consideration for the Base Area, City Staff made arrangements for Dr. John Lund, acting through a grant provided by the U.S. Department of Energy, to meet with Staff and designers in early June. From that meeting, Dr. Lund suggested a study to "investigate and prove the geothermal resource." URAAC recommended that this study be undertaken and forwarded to the URA for funding consideration. The study will be commissioned in Summer 2006.

SNOWMELT SYSTEM

A hydronic snowmelt system has been indicated as a desire for the base area. A hydronic snowmelt system consists of a heated fluid (water and antifreeze) circulating in plastic piping beneath the surface of the promenade, plazas, and/or roadways. Commonly, the fluid is heated through the use of gas-fired boilers, but the geothermal investigation study outlined above will help determine whether an alternative heating system can be used. The extent of the snowmelt system needs to be addressed early in the design process.

RIGHT-OF-WAY & EASEMENTS

As projects are defined for design and construction, right-of-way and easements will need to be addressed. For projects defined for construction in 2007, the critical areas are at the North Portal Area. The easements will be addressed in Summer / Fall 2006.

OPERATING AND MAINTENANCE COSTS OF URA FUNDED PROJECTS

As the URAAC recommended not to fund operating and maintenance under the URA, efforts have commenced on establishing an improvement district to provide the long term funding.

PUBLIC OUTREACH PROCESS

The strategies for the public outreach include media briefings, information dissemination, public open houses, and small group meetings. One-on-one meetings should be arranged when necessary. A single point of contact should be advertised for project information. These strategies have been successful in other resort communities for public outreach. Each of these strategies are shown on the Master Schedule and scheduled for the next year to coincide with key milestones and meetings in the process.

MEDIA BRIEFINGS

I. Media briefings should be conducted with regularity and at key milestones during the process. The timing should be within a week or so prior to any public open house. Typical briefings should include a discussion of the current schedule, decisions made, and upcoming decisions. Some of graphics generated by the Consultant team should be provided to the media. A representative from the URAAC and/or URA should be at the briefings.

II. INFORMATION DISSEMINATION

Web Page

A webpage(s) on the City's website can provide those with access to the internet the most current information on the process. The webpage should include general information about the URA, URAAC, contact information, process schedule, current information generated by the Consultants, URAAC recommendations, URA decisions, and listing of the meetings. Key studies and other information should be able to be downloaded from the site.

Newsletter

The newsletter should contain the same information as on the Web Page, for those without access to the internet. Newsletters should be distributed those in the Base Area and available at public open houses. Each URAAC and URA member should have a handful of newsletters

Property Owner Flyer

Similar to what was used during the Sub Area Plan, a flyer for notifying affected property owners should be distributed prior to each of the public open houses.

Newspaper Ad

Ads should be used to advertise public open houses and when the URA will be making key decisions.

III. PUBLIC OPEN HOUSES

Public Open Houses should be held at key milestones and at the times when the URA will be making decisions on the Base Area. Open houses should be held in the Centennial Hall foyer from 3 to 7 pm. Layout should include display boards with the most current Consultant information as well as a briefing on the history of the process to date. Some members from the URAAC and Consultant team should be present during the open house.

IV. SMALL GROUP MEETINGS

Some of the most valuable information comes through small group meetings and their use is strongly encouraged. Small group meetings should be scheduled on an as needed basis and in conjunction with the key milestones of the project and pending recommendations and decisions. Also, invitations to speak to local service or other groups should be accepted.

V. ONE-ON-ONE MEETINGS

One-on-one meetings should be scheduled as needed to discuss specific design and construction issues, confidential information, or for mediating extremely contentious issues.

VI. SINGLE-POINT-OF-CONTACT

A local phone number should be established directly to the Coordinator for the Base Area.



RECOMMENDED 2007 CONSTRUCTION PROJECTS

ORDER OF MAGNITUDE COST ANALYSIS SUMMARY

SKI TIME SQUARE TURNAROUND AND DROP OFF:

Site Preparation and Demolition:

- Demolition and removals
- Protection of existing facilities

Infrastructure Improvements:

- Conduit systems- electrical / controls / communications
- Utility improvements
- Site lighting and electrical
- Special event power and facilities

Snowmelt Mechanical Improvements:

Hardscape Improvements:

- Pavement (concrete, unit pavers, asphalt)

Landscape Improvements:

- Plant material
- Irrigation improvements

WAYFINDING & SIGNAGE:

Mt Werner Road and Circle:

- Information/Direction Signage Elements
- Trail Markers

Ski Time Square Drop-off/Turnaround:

- Pedestrian kiosk

GONDOLA TRANSIT CENTER TO SKI TIME SQUARE WALKWAY:

Site Preparation and Demolition:

- Demolition and removals
- Protection of existing facilities

Infrastructure Improvements:

- Conduit systems- electrical / controls / communications
- Utility improvements
- Site lighting and electrical
- Special event power and facilities

Hardscape Improvements:

- Pavement (concrete, unit pavers, asphalt)

Landscape Improvements:

- Plant material
- Irrigation improvements

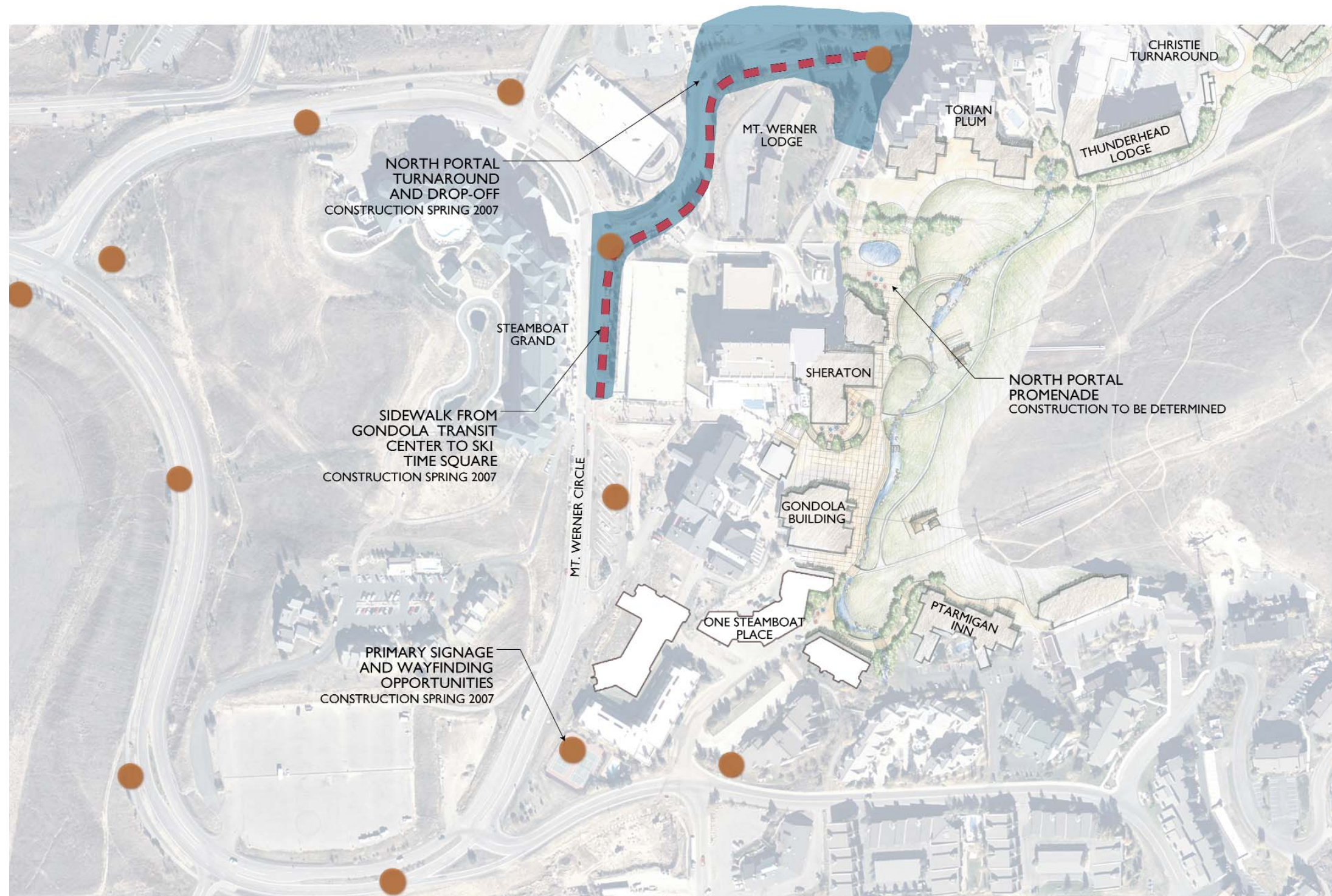
ESTIMATED 2007 PROJECT BUDGET: \$4,800,000

The estimated project budget includes the following elements:

- Construction management/observation allowances
- A materials testing allowance
- General conditions (mobilization, traffic control, surveying, etc.)
- Project/engineering contingency
- Operations and maintenance is not included in budget

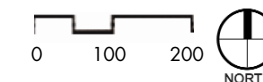
Additional considerations:

- Budget assumes 2006/2007 construction pricing
- Any cost sharing aspects are not yet factored into project budget



CONSTRUCTION PROJECTS, 2007

- NORTH PORTAL PROMENADE
- NORTH PORTAL TURNAROUND AND DROP OFF
- SIDEWALK FROM GONDOLA TRANSIT CENTER TO SKI TIME SQUARE WALKWAY
- WAYFINDING AND SIGNAGE



2006

2007

