

CPX Relocation - Improvements Summary



May 24, 2022

Landmark Job No. 1012-052

Mr. Bob Keenan, AICP, CFM
City of Steamboat Springs Planning Department
PO Box 775088
Steamboat Springs, CO 80477

**RE: Christie Peak Express Relocation (PL20210153)
Steamboat Springs, Colorado
Surety Calculation/Status of Improvements**

Dear Mr. Keenan,

This letter summarizes the status of public and private improvements related to the Christie Peak Express Relocation (City project PL20210153) development on a portion of Lot 2, Ski Hill Subdivision, Replat of Parcel D (PIN 3202000002) at the base of the Steamboat Ski Area for the purpose of executing an "Improvements Agreement" (IA). The project is anticipated to disturb approximately 8.5-acres of land and therefore an IA is required per Section 404.E.1 of the City of Steamboat Springs' (City) Community Development Code (CDC).

This IA is necessary to satisfy Condition #9 described in the May 18, 2022 approval letter from the City prior to a Building Permit or a Grade and Fill Permit for the project. Therefore, no work has commenced for this project and the scope described below is solely focused on the above referenced CDC Section 404.E.1:

1. **Prescribed Collateral:** \$5,000 per acre x 8.5-acres = \$42,500
2. **Maintenance of Sediment and Erosion Control:** The subject area is a ski run at the Steamboat Ski Area. Anticipated snow making, ski operations and maintenance suggests that the ground may be visible and subject to BMP maintenance for a relatively fixed period of the calendar year presuming that the site will qualify for Winter Conditions Inspections Exclusions.

This collateral requirement is not intended to relieve, supersede, or modify obligations to comply with the State of Colorado's Discharge Permit System for Stormwater Discharges associated with Construction Activity or the project's specific Stormwater Management Plan through the City of Steamboat Springs. These permitting obligations include inspections, maintenance, revisions, and reaction based on actual conditions and work progressions. Based on the dynamic nature of implementing and maintaining BMPs, and the individual means and methods for complying with State and City permits, we are recommending that an **additional \$5,000 per acre** be provided to satisfy the maintenance component described in CDC Section 404.E.1.



CPX Relocation - Improvements Summary



Anticipated Schedule:

It is our understanding that the improvements shown on the approved plans is expected to occur as soon as possible with substantial completion prior to the opening of the Steamboat Ski Area. Implementation of appropriate BMPs are expected to occur prior to construction activity and the concluded with winterization in the late fall of 2022. Adequate vegetative ground cover is expected to take approximately 2-years, but may be longer or shorter based on actual construction progression, weather and other variable factors.

Landmark does not provide a guarantee or warranty of the work, nor do we suggest that items not listed on the "Engineer's Opinion of Probable Construction Costs" are satisfactory by default. Further, the assumptions and scope stated herein do not relieve the Contractor from compliance with the requirements of the plans and specifications.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Landmark Consultants, Inc.



Erik Griepentrog, P.E.

Attachments: Engineer's Opinion of Probable Cost

