

CITY COUNCIL COMMUNICATION FORM

FROM: Angela Cosby, Parks and Recreation Director
Brad Setter, Howelsen Ski and Rodeo Manager
Matt Barnard, Parks Project Manager

THROUGH: Gary Suiter, City Manager

DATE: July 14, 2020

ITEM: Howelsen Hill Soils and Lift Replacement Update.

<input type="checkbox"/>	DIRECTION
<input checked="" type="checkbox"/>	INFORMATION
<input type="checkbox"/>	ORDINANCE
<input type="checkbox"/>	MOTION
<input type="checkbox"/>	RESOLUTION
<input type="checkbox"/>	PROCLAMATION

I. REQUEST/ISSUE & BACKGROUND INFORMATION:

This information on the Howelsen Hill soil remediation project and Barrows lift replacement is being presented per a request by City Council. These projects are underway and this agenda is intended to provide City Council and the community with a status update on strategies for slope stabilization and project developments for the new chairlift. Staff will utilize this opportunity to receive questions and keep an open dialogue on these important community projects.

Soils:

Soil instability has been an ongoing challenge at Howelsen Hill Ski Area. This Spring several historic areas of soil movement destabilized. A capital improvement project funded through the 2019 CIP process was approved to help preserve infrastructure on Howelsen Hill.

Over several years, Yeh and Associates, the City's contracted geotechnical consultants, produced a design for remediation of two areas of active soil

movement, documented in the Howelsen Hill asset management report (attachment 1).

The initial scope of work included two areas identified by staff for remediation, the Eastside ski run and the Third Exit area on the Face. After another year of monitoring movement Yeh engineers have determined the risk of catastrophic failure at the seasonal drainage at Eastside ski run to be low. This assessment, combined with cuts to the capital project funding, have necessitated foregoing any remediation in this area.

Yeh and Geostabilization Inc. (GSI) engineers assessed the Third Exit area of Howelsen face again this year and confirmed that without mechanical stabilization in this area, the instability would continue to encroach on fixed assets in future years.

Staff is currently working on a proposal from GSI to undergo remediation work at the Third Exit area. This proposal entails installing four rows of ground anchors up to 30 feet deep near the upper portion of the instability at Third Exit (attachment 2). This work is expected to take place between mid-August and mid-September and take approximately three weeks to complete. Total cost to complete the project is \$476,675.

There will be moderate impacts from this work to roads and trails. Access will utilize Long John from the Stables trailhead and Blackmer Dr. from Fairview. Signage will be utilized in the mobilization process to warn users of operations. The Alpine Slide operations will see minor impacts from noise and dust as the work proceeds. The work should not affect hours the operation of the Alpine Slide.

Work this year includes utilizing capital funds to perform the aforementioned stabilization at the Third Exit area. Other areas of shallow soil instability will undergo minor regrading, compaction and revegetation and will be performed by staff per direction from Yeh engineers.

Management of soil instability in the future is expected to follow a similar path. Staff will perform maintenance on shallow soil movement, grading, compacting and revegetation. Larger slides and noted areas of instability that threaten infrastructure will be prioritized through the annual budget and capital improvement project process.

Barrows Lift Replacement:

Staff met with Ski Corp. representatives in March of 2020 for advice on chairlift installation planning and construction. A main takeaway from that conversation was the need to do as much site work and infrastructure preparation the year before construction as possible. Accomplishing site work and infrastructure

preparations in advance is important due to the limited work area and limited access to the mountain. Performing site and infrastructure work in advance will reduce the impact to the lift installation phase. Based upon that advice, staff has contacted YVEA on power requirements, MUSCO on lighting relocation, and is formalizing a list of services to be performed by 3rd party contractors in preparation for the lift installation.

Bringing electric to the top of the lift, relocating infrastructure, and clearing the new lift alignment of trees and brush are all items that should be completed the year before the lift replacement. Additional funding in 2020 would be necessary for the down payment to the lift manufacturer and to accomplish this work and stay on schedule for a 2021 installation.

Staff reached out to two lift manufacturers, SkyTrac and Doppelmayr last year for quotes for the new chairlift. Both quotes expired prior to Summer 2020. Staff requested updated quotes for a 2021 installation. There has been some significant movement in pricing from 2019 quotes, the lowest of which saw a price increase of \$351,000. If the project is delayed to 2022 further cost escalation can be expected.

II. SUMMARY AND ALTERNATIVES:

Not applicable.

III. STAFF RECOMMENDATION:

Soils:

Staff continues to follow the consultant's recommendations of managing shallow slides in-house with the lower cost remediation methods of regrading, compacting and revegetating. Staff continues to monitor and budget for remediation of deeper soil movement that threaten critical infrastructure.

Barrows Lift Replacement:

Staff recommends entering into a contract with a lift manufacturer to lock in a price, contract an electrical engineer to design the connection from YVEA to the specifics of the horse power ratings of the drive motor of the VFD (Variable Frequency Drive), and create a site plan for the lift load and unload stations and the electrical transformer equipment required for the new top drive lift.

IV. FISCAL IMPACT:

Soils:

The soil stabilization project staff is pursuing was funded through the annual capital improvement project process at \$650,000 for construction in 2020. Due to budget reductions this number was reduced to \$350,000. These remaining funds are inadequate to complete the mechanical stabilization required in the Third Exit area. The current estimate is \$473,675 including both GSI's estimate and the excavation cost estimate. With the reduced CIP funds staff is looking at unspent funds from other Parks and Recreation CIP's to make up the difference.

Barrows Lift Replacement:

The current chair lift budget based upon current manufacturer quotes is \$3,000,000 (attachment 3). The City has committed \$1.65M to the project with expected SSWSC contributions of \$1.5M. Excess 2A lodging tax funds are expected to be the primary source of City funding. Funding must be secured from SSWSC to make a down payment and finance site preparation work in 2020.

V. LEGAL ISSUES:

City staff will utilize contracting procedures and oversight to enter into contracts that accomplish the tasks in a fiscally responsible fashion to protect our assets long term.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

Soils:

Mass movements of soil can cause water quality issues with erosion and sedimentation of waterways.

Barrows Lift Replacement:

None.

VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES:

Not applicable.

ATTACHMENTS:

Attachment 1: Yeh and Associates Howelsen Hill Asset Management Plan

Attachment 2: GSI proposal and scope of work

Attachment 3: Barrows lift replacement budget

Attachment 4: Presentation