

# HOWELSEN HILL SPORTS COMPLEX PARTNERS

1/10/2013

Accommodation Tax RFP

Howelsen Hill Sports Complex  
The Crown Jewel of Steamboat Springs Recreation



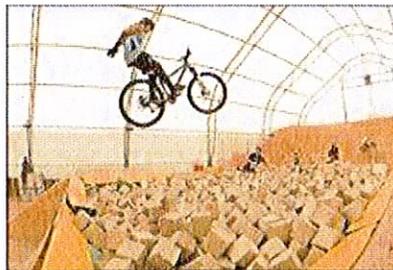
# Howelsen Hill Sports Complex Partners

## ACCOMMODATION TAX RFP

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Howelsen Hill is the “crown jewel” of City Parks. The complex includes the Howelsen Hill Ski Area, Brent Romick Arena, Howelsen Hill Ice Arena, outdoor recreation trails on Emerald Mountain, four baseball fields (used locally and for Triple Crown), an equestrian stable for public riding, a track circling the rodeo grounds, winter snow tubing facilities, a skate/bike park, the Alpine Slide, sand volleyball courts, two playgrounds, two basketball hoops, concert venue for summer concerts, two gazebos/picnic shelters, numerous restroom facilities, numerous concession venues and historic Howelsen Hill lodge including Olympian Hall. All of this is accessible directly from downtown and is connected to the mountain via our city trail network.

We propose using the accommodation tax to expand and enhance the Howelsen Hill City Park/Emerald Mountain complex in ways that will improve tourists' experiences and increase the appeal of Steamboat to new visitors through new events and amenities. The overall total investment in Steamboat Springs will be upward of \$13 million, with approximately \$8 million coming from either an accommodation tax bond and/or an 8-10 year commitment on accommodation tax revenues. Funds would be used in part for matching funds, as the Howelsen Hill Sports Complex members will work to solicit grants and private donations to make up the additional \$5.3 million.

Specifically, we are looking to fund:

- New arenas, public plazas, multi-use restroom/shower facilities, an amphitheater and improved parking lots at the Rodeo Grounds, which will be used to host rodeo and other equestrian events, Nordic skiing events, bike events, and public concerts, among other things.
- Emerald Mountain Trail System Enhancement, for multi-use non-motorized outdoor recreation including biking, hiking, running and equestrian riding in the spring/summer/fall and cross-country skiing and snowshoeing during the winter.
- A new structure that will house a second ice sheet and the Steamboat Gravity Center adjacent to the existing Ice Arena.
- Howelsen Hill Ski Area complex improvements that will expand competition venues, increasing the number of athletic competitions and visitors to the community.

*Working together, we are able to more efficiently and effectively bring these projects to life.*

*The multi-use nature of the improvements we intend to fund, allow the members of our group to tap funding sources that support different interests.*

These projects will bring visitors to Steamboat Springs and provide benefits for thousands of Routt County residents year round.

## Attracting Visitors

Vacation planners look for activities that appeal to a wide range of age groups and physical ability levels (kids to grandparents), and that are unique to the destination they are visiting. The improvements planned by Howelsen Hill Sports Complex Partners will provide benefits to the community AND guests that emphasize key aspects of the Steamboat Springs community identity - western character and heritage, active recreation for all ages and ability levels, and "Ski Town USA" and new designation of "Bike Town USA." The Howelsen Hill/Emerald Mountain sports complex offers this broad range of activity options from a central downtown location.



The groups that make up the Howelsen Hill Sports Complex Partners are already active in promoting tourism to Steamboat Springs:

- In 2012, attendance at the Steamboat Springs Pro Rodeo Series was 29,000.
- In 2011, the Steamboat Springs Winter Sports Club drove over 20,700 visitor days to Steamboat as part of its 110 event day schedule.
- The Howelsen Ice Arena was open 329 days in 2011 averaging between 12 and 16 hours per day. There were 5 tournament weekends and 11 hockey camps held along with a figure skating camp and over 10,000 public skate participants.
- In 2011, Emerald Mountain trails accounted for over 2,000 visitor participants from all over the country.

All of these numbers will increase with improved and expanded facilities and programs.

*These improvements will bring NEW visitors to Steamboat by allowing the community to host more and bigger competitions, and provide venues for NEW events and competitions.*

### **Enhancement as a destination resort**

Improvements at Howelsen Hill/Emerald Mountain City Park will make our community more attractive to potential visitors by improving facilities for the activities guests are looking to pursue on their vacations, having access to all of these features accessible to one another, makes Steamboat uniquely attractive.

### **Enhancement of environmental desirability of Steamboat Springs**

The Yampa Valley is a naturally desirable destination. Each of the groups supporting this RFP is committed to sustainability and preserving our resources – which are critical to so much of what the Howelsen Hill Sports Complex Partners represent.

### **Economic Health**

Howelsen Hill/Emerald Mountain Sports Complex improvements enhance the economic health of Steamboat Springs in three critical ways:

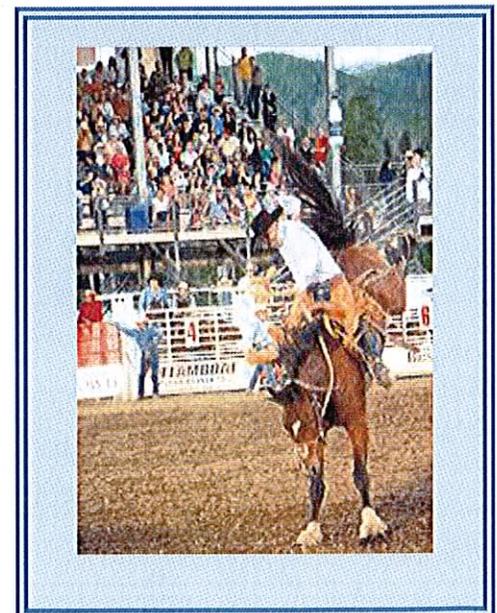
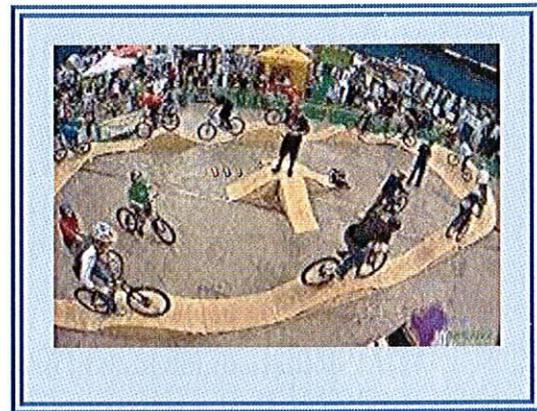
- They provide destination activities that appeal to a wide range of interests, ability levels and seasons, which will bring in new guests as well as add value to returning guests.
- They can be leveraged with other funding sources, such as GOCO, grants, and private dollars and there are financial synergies driven by these groups working together.
- Many are supported/managed by local non-profit groups – with significant benefits for the citizens of Routt County and Steamboat Springs.

### **Broad-based Support**

The current and proposed facilities at Howelsen Hill are recognized by many in the community as a key opportunity to drive the Steamboat Springs image and attractiveness as a destination location.

We have received many letters of support from organizations and individuals that believe in the strong economic and social impact of the Howelsen Hill Sports Complex for our community, including:

Alpine Bank, Adonna Allen  
Big Agnes, Honey Stinger & BAP!, Bill Gamber  
Jay Bowman  
Brooks Design/Build, Inc., Brian Hanlen  
Kristi and Jeffrey Brown  
Jerald Buelter, Asst. Principal, Steamboat Springs Middle School  
Community Ag Assiance, Inc, Marsha Daughenbaugh  
Cowboy Roundup Days Committee, Dean H. Vogelaar  
Eco-ARCH, LLC, Leslie Gamel  
Aric Fleming, Paramedic, Event medical Solutions Unlimited  
The Home Ranch, John Fisher  
Liana Gregory  
Erin Simmons Nemeč and Kevin Nemeč  
Laura Sehnert, Emergency Department Physician  
Sensor Solutions Corp, David Lorenzen  
Steamboat Engineering & Architectural Design, Inc., Stephen Moore  
Steamboat Ski Touring Center, Birgitta Lindgren  
Steamboat Springs Nordic Council, Toby Leeson  
Steamboat Storm Women's Hockey Team, Sarah Katherman  
SSWSC Biathlon Coach, Gary Osteen  
TV18, & Magazine Manager Steamboat Today, Michael Polucci  
Women's Professional Rodeo Association, Kelsey Larsen  
Yampa Valley Bank, PJ Wharton



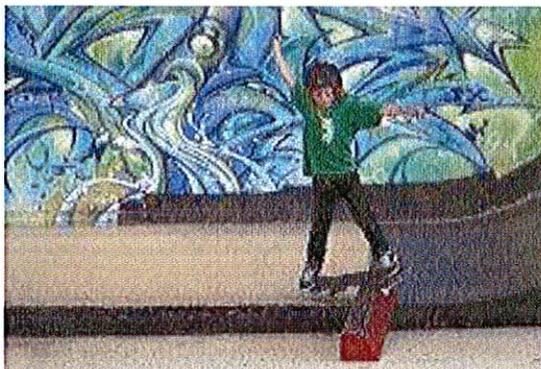
Please see letters of support in Exhibit 1

**Summary**

The comprehensive multi-purpose improvements planned by Howelsen Hill Sports Complex Partners serve the best interest of both the lodging and local business community by maximizing opportunities to offer popular, diverse activities year round at Howelsen Hill/Emerald Mountain City Park.

Our calculations estimate that completion of these projects will drive significant visitation to Steamboat Spring, and over 10 years, we will contribute in excess of 13 million dollars in lodging revenue.

These improvements are consistent with Steamboat’s image of an active town with a true western heritage, and will drive tourism via natural fit with what vacationers are looking for, and additionally provide the facilities for hosting major events.



## **Background of the Howelsen Hill Partners**

### **Emerald Mountain Partnership (EMP)**

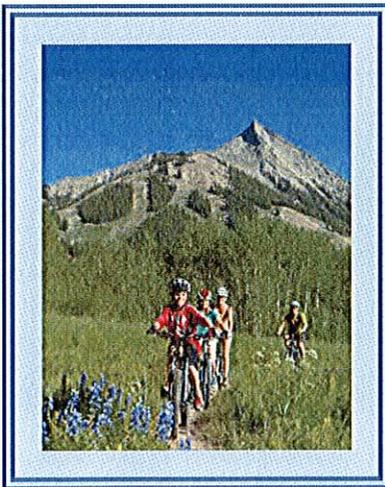
Emerald Mountain Partnership has its roots in the Nordic community of Steamboat Springs. The original motivation behind the formation of EMP was an effort to identify and secure land in the Yampa Valley where a cross country trail system could be developed. The original grass roots effort eventually grew into a desire to create a protected year round trail based recreation area.

Ski Town USA owes much of its skiing notoriety to the Nordic pioneers from Carl Howelsen to Sven Wiik and our legions of Olympic skiers. Aggressive property development in Steamboat Springs during the 1990s eliminated approximately 75% of our community cross country trails and made the hosting of large events nearly impossible.

A small group of community members got together in 2000 and began the process of organizing the Nordic community and looking at options for locating a world class touring center. In 2007, Lyman Orton took an interest in this effort and we began discussing how we could bring his property on Emerald Mountain in to the public domain and bring our vision to life.

The EMP was formally created as the Howelsen Emerald Mountain Park Group in 2007 and became a 501(c)(3) non-profit, tax exempt entity on February 28, 2008. EMP worked with the City of Steamboat Springs and Lyman Orton to facilitate the purchase of the 586-acre "Orton on Emerald Parcel." On March 16, 2011 the City of Steamboat Springs purchased this land for \$1.3 million funded by the City and a GOCO grant in the amount of \$600,000.

As part of the closing agreement, and with the cooperation and support of the City and Lyman Orton, EMP was assigned as the "manager" of the Emerald Mountain Park land parcel as stipulated in an MOU.



At the time the Emerald Mountain Parcel was purchased it had approximately 15k of single track mountain bike and hiking trails already constructed. This development had occurred under the guidance of Lyman Orton and was inherited by its new owners, the public. Most of these trails were constructed by the Sehler's and Routt County Riders. Since the Emerald Mountain Partnership assumed the management role for Emerald Mountain Park in 2011, we have continued to work closely with RCR as they have continued to be the point of service for bike trail development and maintenance. EMP has tentatively entered in to a formal relationship with RCR to be in charge of bike trail maintenance in the future. We expect this MOU to be signed shortly after January 10<sup>th</sup>, 2013.

Since summer trails only address half of our anticipated seasonal use, we are also working with the Steamboat Springs Nordic Council and the Steamboat Springs Winter Sports Club in the planning and development of a Nordic Trail System.

Current and Future Goals:

It was acknowledged early in this process that while Nordic skiing was the motivation behind our initial efforts, the management plan for this land required a much more comprehensive vision. The plan needed to include components that would serve the trail based recreational needs of our community and its visitors and be environmentally and financially sustainable.



Now that the goal of securing the land on Emerald Mountain has been achieved we are examining opportunities and planning for the future. Being able to provide an exceptional community recreational resource and a destination draw for a whole new group of visitors to Steamboat Springs is a concrete and relatively easily obtainable goal. The key is building a trail system that can attract and support the thousands of new visitors (competitors and recreationalists) who would come to Steamboat Springs to participate in our events and recreate on our trails. Toward this end, our goals include:

1. Develop recreational opportunities for all skill levels and abilities;
2. Develop a year round non-motorized trail based recreation area;
3. Seamlessly integrate the Emerald Mountain Park parcel with existing and future trails and activities on Howelsen Hill and the BLM parcel;
4. Develop a trail system that can provide both a world class competitive venue for Nordic skiing, mountain biking and running, as well as a daily resource for all recreational trail users;
5. Develop an economic resource for the community that creates both direct (fees for events and winter trail passes) and indirect (lodging, food and retail) benefits.

Key goals of Nordic Development:

1. Design and develop a trail system that will serve a broad range of Nordic athletes in the winter, from beginner to expert, that can be converted into natural surface trails for beginner and intermediate level mountain bikers, hikers and runners
2. Develop Nordic trails and associated facilities capable of hosting national and world class ski events
3. Develop trails and associated infrastructure that will generate strong community appeal and benefits
4. Provide a trails infrastructure that will complement and complete the Nordic training facility currently provided at Howelsen Hill
5. Provide a facility and professional services that focus on a partnership between outdoor recreation and environmental education.



## **THE STEAMBOAT SPRINGS WINTER SPORTS CLUB**

The Steamboat Springs Winter Sports Club (SSWSC) is a 100-year-old community-focused operation providing year-round athletic programming primarily to 1000 young athletes and hosting close to 100 event days each year. Steamboat Springs is known as “Ski Town USA” due to the community’s support of the SSWSC, its events and athletes.

The SSWSC was recently recognized nationally as one of the United States Ski Team’s top event production organizations. Additionally, SSWSC brings approximately \$3.5 million in revenues to businesses in Steamboat Springs annually through our event production. Athletic event facilities must meet national and international competition standards to be able to continue to attract events to the Steamboat Springs community. SSWSC is continually focused on ensuring that venue facilities are attractive to event hosting organizations.

The SSWSC works in partnership with the City of Steamboat Springs Parks & Recreation Department in upgrading of these facilities and in production of events.

### **Nordic Competition Center**

Howelsen Hill’s Nordic competition venue is located directly behind the rodeo grounds and utilizes the rodeo arena for part of the course. The City of Steamboat Springs already owns this property, and it is currently managed by Parks and Recreation.

The Nordic Competition Center project, in conjunction with the EMP improvements, will create one of the most attractive Nordic Ski Racing venues in Colorado. Specific improvements are related to trail widening, snowmaking and lighted courses for evening/night racing.

Once completed, this venue will still be owned by the City of Steamboat Springs. City approved vendors would be considered the “operator” during actual event times. They could include the SSWSC, CMC, Rocky Mountain Nordic and Emerald Mountain Partnership. Each vendor would be responsible for staffing, operating and managing the site on the schedule event dates. During the balance of the winter season this complex would operate as it does now, with the SSWSC being the primary user, bringing in the largest share of cross-country or Nordic combined events. Public users would also benefit from this facility upgrade.



## **THE STEAMBOAT SPRINGS PRO RODEO SERIES**

The Steamboat Springs Pro Rodeo series has been producing professional rodeos for over 25 years and is an extension of the historical jackpot rodeos and over 100 years of Cowboys Round-Up Days.

The Steamboat Springs Pro Rodeo Series is managed by a 14-member volunteer board – producing 10 weeks of rodeo with 20 or 21 performances each year. The Steamboat Springs Rodeo Series is sanctioned by the Professional Rodeo Cowboys Association (PRCA) and the Women's Professional Rodeo Association (WPRA). The rodeo draws over 2,000 contestants each year from around the country and internationally.

*In 2012, over 29,000 people attended the rodeo – approximately 65% are visitors from out of town.*

The rodeo facility upgrades and enhancements have already been through a two-phase investment process with both a master plan and schematic design (Exhibit 2) approved by City Council. Improvements will be made to existing City-owned land and facilities.

### **Recognition for the Steamboat Springs Pro Rodeo Series**

PRCA Small Outdoor Rodeo of the Year (2002)

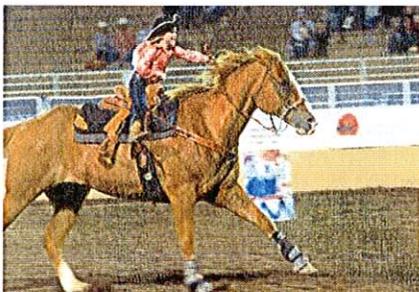
PRCA Small Outdoor Rodeo of the Year Finalist (2004 and 2007)

Mountain States Circuit "Most Improved Rodeo of the Year" (2005 and 2006)

Mountain States Circuit "Best Small Rodeo" (2010 and 2011)

WPBR Mountain States Circuit "Justin Best Footing" award (2007)

Improvements to the Romick Arena Complex focus on adding new amenities that will appeal to many user groups, such as public shower and rest room facilities, stage/concert venue, public plazas, new concessions, a press/announcer's stand that will provide VIP seating and viewing of events, upgraded grandstands, upgraded concrete bleachers, and increased/improved parking. In addition there are improvements to the competition and warm-up venues that expand the ability to host a greater number of equine/livestock events and improve safety and comfort of spectators and animals.



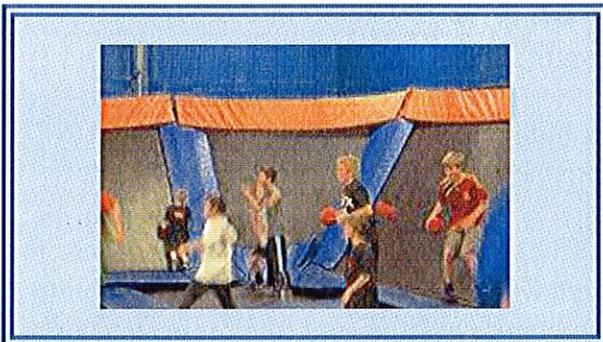
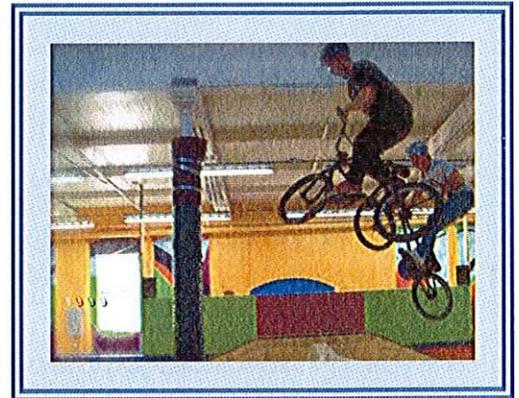
### **THE STEAMBOAT GRAVITY CENTER + ICE ARENA (SGC)**

The Steamboat Gravity Center is a collaborative effort between the Steamboat Springs Parks and Recreation Department, the Ice Rink Advisory Committee and the Steamboat Gravity Center Board.

The SGC facility will include rock climbing, cycling, skateboarding, an ice rink, trampolines, and youth + teen programming. SGC's mission: *"The Steamboat Gravity Center is an alternative recreation center that uses extreme sports to promote positive life choices for individuals through recreation, sport and exercise."*

### **OVERVIEW**

The proposed Gravity Center is a 35,000 square foot indoor recreation facility to be built adjoining the existing ice rink building on the east side. The Gravity Center is designed to be an open, flex-space for alternative recreational activities; incorporating a second ice rink, trampolines, bicycling, skateboarding and rock climbing. Recreation programming will focus on youth and teen activities for visitors and residents of the Steamboat community. Included in the Gravity Center plans is an addition to the existing ice rink lobby for food concession area, expanded lobby meeting area and retail space.



The uniqueness of the Gravity Center's diversified activities will provide promotional opportunities for Steamboat's lodging community, the City Parks and Recreation Department, and the Chamber Resort Association. The Gravity Center will be an added selling point to choose Steamboat as a destination for vacationing individuals, families, and groups with multiple interests.

Business and employment opportunities that will be created through development of the Gravity Center include:

- Full and part-time jobs for teens and City staff
- Increased ice-related tournaments and competitions
- New coaching, training, and lesson business opportunities

Benefits of the Gravity Center to the Steamboat community include an increase in the number and diversity of recreational opportunities and a new venue, in addition to the cost savings created through a shared facility for various activities and groups.

## PROGRAMMING

The Gravity Center facility will enhance the Howelsen Hill base area by providing the needed ice capacity for public skating and hockey tournament play and providing X-Game style recreation activities and an indoor competition venue for visitors and locals.

By sharing one facility to house all the recreational options, the Gravity Center is able to draw a larger user group under one roof to reach a broader constituency for shared marketing opportunities and diversification of income streams to support a sustainable business model.

- General recreation programming for all community members
- Tournaments, activities, camps, lessons, and sports training
- Programming for pre-school aged children and their parents
- Youth and teen programming designed to increase participation in sport and encourage positive life choices

The public-private partnership benefits through construction of a single facility with shared use of space and shared operational expenses creating savings for the Parks and Recreation Department. Increased services to community user groups will provide an enhanced economic driver to community business through increased recreational competitions, tournaments, training programs, seasonal camps, and improved amenities for visitor groups; visitor groups that will utilize local lodging and restaurants businesses.

Projections for increased tournament play and competition events that will be possible by constructing the Gravity Center are detailed below. Additional revenue areas for Parks and Rec Department are: more ice arena programming including adult, youth and women's hockey, figure skating, public skate, concerts, food concessions, enlarged retail and rental operations, increased tournament/competitions fees, admission fees to all Gravity Center activities.

**Youth Hockey:** a 30% expansion of tournament play in first year is projected by providing a second sheet of ice.

-Current tournament demands: 120 players per week for 15 weeks of the tournament season, each player represents a lodging demand of 2 "pillows" per night with an average stay of two nights.

-A 30% Increase in youth hockey tournament play creates a lodging demand increase of 2160 guest stays in year one with two sheets of ice.

Youth Hockey Ice rental fees for 2011/2012: \$92,000 paid to Howelsen Hill Ice Arena. A 30% increase in ice time reflects an increase in revenue to the Howelsen Hill Ice Arena of \$27,600.



**Breadth of Use:** Youth Hockey represents only one user group that would provide additional revenue stream and increase lodging demands that support the second sheet of ice within the Gravity Center addition to the ice arena complex. Other user groups and programs include; High School Hockey, Figure Skating, Stick-n-Puck, Public skating, and Adult Hockey leagues/tournaments.

Gravity Center revenue: 70% of the projected admission fee revenues for Gravity Center usage activities are projected to derive from out of town guest usage patronage. Other resort areas that have already engaged in extreme sport recreation facilities are Copper Mountain, CO. Tahoe, CA. Woodward, PA and Whistler, BC.

Additional Gravity Center revenue models that will benefit the local lodging and restaurant business community are: cycling and gymnastics training camps, competitions, tournaments and concerts. By hosting two sports training camps per week for 8 summer weeks with 15 athletes per camp, the projected lodging demand is that of 2400 guests, allowing for one additional person traveling with each athlete attendee.

The creation of the Gravity Center adds another layer of recreational amenities that will attract families and visitors to choose Steamboat as their vacation destination over other areas that have fewer recreation amenities to be experienced making the Howelsen Hill Sport Complex a unique and diverse recreational draw for visitors.

#### LOCATION

The Gravity Center structure will adjoin to the existing ice arena located at the base of HH in downtown.

#### OPERATIONS

The facility will be owned and maintained by the City of Steamboat Springs Parks and Recreation Department, while programing and activity memberships will be administered by the Gravity Center in conjunction with the Howelsen Ice Arena staff and the ice rink user groups.

#### ORGANIZATION

A Board of Directors composed of community members representing the various local constituent groups including legal, business and financial professionals governs the Gravity Center.

The Gravity Center board has finalized its by-laws and applied for 501(c)(3) designation.

#### *Steamboat constituents who will benefit include:*

- *Steamboat Springs Youth Hockey Association*
- *Adult Hockey Leagues*
- *Steamboat's three adult women's travelling hockey teams*
- *Community youth groups & after-school programs*
- *Teen Council*
- *Routt County Youth Coalition Services*
- *Figure skating community*
- *Climbing community*
- *Skate boarding, BMX, and cycling communities*
- *SSWSC*

**Howelsen Hill Sports Complex Partnership**  
**Specific Phased Planning + Infrastructure Needs + Future Capital Needs**

The overall cost for the Howelsen Hill Sports Complex Partnership project is \$13.3 million.

Emerald Mountain Trail system, lodge and hut system	\$3.0 million
Nordic Competition Center	\$1.3 million
Steamboat Gravity Center + 2 <sup>nd</sup> ice sheet	\$4.5 million
Romick Arena Complex	\$4.5 million

Project details and timing are provided below, broken out by phase and project.

**Emerald Mountain**

**Phase I: Trail Development**

The proposal submitted by Emerald Mountain Partnership, as part of the Howelsen Hill Sports Complex, requests funds to complete the planning, engineering and construction of Phase I and II of the Emerald Mountain Park Plan. This portion of the project is focused on creating a natural surface trail system for cross country skiing and biking as well as hiking, running and snowshoeing and creating structures that will enhance usage.

*From day one of public ownership, Emerald Mountain Park has been open to the public. This access will continue uninterrupted as park trails and facilities expand and improve in the future.*

While our long term vision is far-reaching and comprehensive, we believe in pay-as-go development. Trail system creation can be done relatively inexpensively, be ready for public use almost immediately, can provide an immediate boost to our local economy and is inexpensive to maintain. For this reason, and because our master plan is yet to be created, we have only rough estimates for Phase II elements. Because these are outside the scope of a 6 year pro-forma, we will use only estimates for this RFP.

Our goal is to provide the full build-out of surface trails to the public in advance of the above ground building construction. In this way we will be able to offer an improved trail experience for locals and visitors as well as an expanded summer, fall and winter event schedule.

Step I: Completion of master planning (estimated cost \$35,000-\$40,000)

1. Trail Master Plan: completion date Fall 2014
2. In order to address the diversity of trail uses, user groups, property interfaces and access points it is essential that a carefully thought out and designed master plan precedes the trail construction phase.
  - i. Trail design will be done with consideration for primary user groups (cross-country skiers, bikers, hikers, runners and equestrian users).
  - ii. At this time the trail system is heavily used, but only serves the intermediate/advanced mountain biker and relatively fit hiker and runner. The wide natural surface trails that will be created for cross-country skiing will also serve as beginner/intermediate trails for bikers and hikers during the non-winter season.
  - iii. A primary consideration from the start will be connecting this new trail system with Howelsen Hill so that users will experience a seamless trail experience. This connection will also make it possible to host large national and international cross country events.
3. The master planning process will include the development and validation of a financial pro forma in order to meet the challenge of financial sustainability.
4. Funding: **The cost for master planning is in place.** \$13,000 has been contributed by Emerald Mountain Partnership and \$25,000 is coming from a GOCO grant through the City of Steamboat Springs. The SE Group is a well-established group of master planners that has participated in a RFP process. They were selected from a highly competitive group of qualified planners and have been interviewed by a committee selected from local community leaders.

Step II: Trail construction (estimated cost: \$10,000/km = \$200,000)

1. Completion date: Winter 2016
2. Once the master planning is completed, trail construction can rapidly proceed with minimal disruption to ongoing recreation.
3. Approximately 20 km of additional wide surface area trails will be required on the Emerald Mountain Parcel to provide a venue that can draw destination cross country skiers and host high level competition.
4. The completion of the cross country trails will achieve the combined goal of expanded cross-country skiing and easy access terrain for mountain bikers, snowshoers, walkers and runners.
5. In the planning and construction process every effort will be made to preserve, expand and reroute existing single track so that there is no impact on the current single track experience on Emerald Mountain.
6. Trail construction cost for the 20k of newly constructed trails for Nordic skiing and beginner and intermediate mountain biking and hiking is \$5,000-\$10,000 per km dependent on grading requirements and environmental mitigation. The average should be \$7,500 per km. This price range was provided by Nordic Group International in 2009. We anticipate that the actual cost will be closer to \$200,000 for total trail construction.

Step III: Rodeo Grounds Event Venue (cost synergy – included in Rodeo plan details)

1. Target completion date: 2015
2. The rodeo grounds will be used as the staging area for race events. This will allow for the easiest public access and viewing and the largest competitor fields. The rodeo arena has already been established as an excellent competition staging area in several previous Nordic Combined and collegiate skiing events.
3. Planning and design details for this area will involve the rodeo board, the Steamboat Springs Winter Sports Club, the Steamboat Springs Nordic Council, the City of Steamboat Springs and Emerald Mountain Partnership.

Phase II: Buildings

Step I: Emerald Mountain Lodge (est \$2.5 million)

1. Completion date: 2020
2. This building will act as the base of operations for the Emerald Mountain Touring Center during the winter and biking and other trail activities during the non-winter months.
3. The location, size and ultimate function of this building will depend on future land acquisition, community need and outcome of the master planning process.

Step II: Yurts and huts (est \$300,000)

1. Completion date: 2020
2. When the Emerald Mountain Parcel was originally placed in a conservation easement it was stipulated that backcountry huts could be constructed within set guidelines.
3. Hut systems such as the 10th Mountain Huts have proven to be so popular that huts are booked one to two years in advance. While they are spectacular, they are also very challenging for most people. The Emerald Mountain Huts would provide a similar experience to explore and commune in the backcountry, but be much less demanding and more accessible to families and groups who seek a more moderate challenge.

**EMP development is to be done within the guidelines of the Conservation Easement**

Potentially relevant conservation easement covenants include:

1. Maintain scenic and open space values of meadows, forest, and wildlife.
2. Conservation values are to be preserved.
3. Low-impact recreation such as hiking, biking, cross-country skiing, and horseback riding is allowed.
4. Removal of trees and shrubs for construction of permitted trails, etc., is allowed.
5. The right to construct and maintain soft-surfaced trail is allowed.
6. Covenants may permit overnight camping.
7. The only motorized uses are for maintenance, grooming, and emergency services.
8. There may be up to ten permanent or non-permanent cabins or cabin-like structures (500 square feet maximum); one of these buildings may be up to 2,500 square feet; deck size is not to exceed 50% of building footprints.
9. Buildings cannot be placed in meadows but may be placed at the edge of meadows.
10. Reasonably accessible utility services are allowed with approval.
11. There will be no cut-grading, filling, or berming except as allowed for trails and access/maintenance roads.
12. Existing one-way 4-wheel drive roads and two-track ranch field roads may be continued and maintained.

## **Nordic Competition Center**

The Nordic competition center project has a number of important components. They include snowmaking, trail modifications, and lighting improvements and are described below. Overall estimated cost: \$1,265,850.

**Snowmaking:** The Howelsen Hill snowmaking system would be upgraded to guarantee the trail system could be open as early as possible and provide a top notch product. Steamboat Springs would be the only cross-country competition site in Colorado able to guarantee this. The snowmaking improvements will also benefit the entire Howelsen complex and drive additional event opportunities in all of the other athletic disciplines offered at Howelsen Hill.

Snowmaking improvements include:

- Water intake improvements from the river to the primary pump house
- Water storage vault
- Second primary pump
- Ten snow guns with necessary electric cables and hoses

**Nordic Trail Modifications:** The current primary race trail system at Howelsen Hill is approximately 2.25 Km in length. This competition venue is one of the few XC facilities at a low elevation within the State of Colorado. This is a critical factor in hosting XC events in this state as most sites exceed altitude maximums. Additionally, our venue is located primarily on a north facing slope with green timber protecting the snow surface.

Trail System modifications include:

- Minor trail widening on a number of sections
- Trail location adjustment on one small section
- Re-vegetation of areas disturbed during trail modifications

**Lighting System Improvements:** Athletic venues that can be utilized at night have additional benefits. Lighting adds flexibility to scheduling and can be important with the variability of temperatures and weather typical in outdoor events. This venue has some lighting, but additional lights would be added to bring the entire competition center up to industry standards.

Lighting improvements project includes:

- Additional lights installed on the back of the rodeo light towers behind the concrete bleachers
- Installation of 16 additional light towers on the competition trail system.

### Nordic Competition Center Timeline

October 2013 – Purchase and delivery of 2 snow guns

May 2014 – Final Preparation and contractors secured.

June 2014 Purchase of Primary and secondary pumps

July 2014 – Purchase of 8 snow guns.

July 2014 through September 2014 – Trenching and installation of snowmaking pipe, electricity conduits, snowmaking hydrants, lighting tower footers.

July 2014 through September 2014 – Snowmaking pump house improvements, pipe, water containment vault, pump installation, electrical panel improvements.

September 2014 Trail Modifications: all dirt work will be completed

October 2014 – Re-vegetation.

October 2014 – Delivery of remaining 8 snow guns.

November 1, 2014 – Ready for snowmaking

### Infrastructure

Burial of water pipe and electrical conduit are two of the primary infrastructure items. Dirt work for trail modifications are minor and can be done in conjunction with the trenching required for installation of water pipe and electrical conduit installation.

Additionally, the modifications associated with the pump house improvements are the other piece of the infrastructure modifications. New water intake pipe will be installed between the river and the pump house.

### Future Capital Needs

Once the project is completed, there are minor anticipated capital costs for 15 to 20 years. Piping life will be the primary long term concern but should not be an issue for at least 15 years.

### Operations Costs

A fee from each event would be assessed to fund ongoing operational maintenance and basic operational costs.

- Normal operational maintenance would include snow guns and pumps.
- Electric costs would include daily costs of lighting and pump operations.

**Romick Arena Complex**

Total cost of the overall rodeo schematic plan is approximately \$4.5 million.

The redesign will create a “gateway” entry point into the overall Howelsen Hill Complex at 5<sup>th</sup> street. This entry will be visible from downtown and welcome visitors to all events and activities at Howelsen Hill.

There will be three plaza areas providing community gathering spaces on a year-round basis which will accommodate a variety of events and group sizes. The West Plaza is the center of activity and includes a large plaza space, and event lawn with stage, restrooms and showers accessible from inside and outside the facility, vendor spaces, playground, picnic area, fire pit and public art. A new plaza will be developed near the concrete bleachers that will include picnic seating and vendor spaces. The East Plaza will provide amenities for new seating on the northeast side of the primary arena and will include vendor spaces, seating and landscape areas with a sidewalk that will connect to the concrete bleachers. All of these plazas will provide open accessible space for events and an improved visitor experience.

A new competition management building will include a winterized rest room and shower that will be available year-round for events, participants and spectators, upgraded facilities for announcers and officials, audio visual equipment and VIP seating for events.

The redesigned arenas will allow for safe and efficient production of competitions of equestrian events and make Steamboat a suitable venue for cutting horse competitions, team roping events, youth rodeos and other events.

A total of 377 improved parking spaces will be available, with a combination of gravel/animal friendly spaces as well as asphalt surface spaces.

The Romick Arena project has been broken into 3 phases:

Phase 1: Arenas and Pens, Demo, Site Work	\$1.2 million	Timing: 2014
Phase 2: West Plaza and Parking, Demo, Site Work	\$2.2 million	Timing 2015
Phase 3: East Plaza and Concrete Bleachers	\$1.1 million	Timing 2016

**A detailed description of the improvements and additions planned for the Romick Arena Complex is set forth in the City-approved Schematic Design Plan attached as an exhibit.**

**Steamboat Gravity Center + Ice Arena (SGC)**

The proposed SGC facility is 35,000 square feet. The project cost estimates for construction of the SGC structure, lobby addition to the existing ice arena, and equipment is \$4,465,287.

- Building Structure \$3,461,287
- Lobby addition to ice rink \$530,000
- Lobby retail, food concession equipment, furnishings, fixtures \$120,000
- Ice sheet.2 equipment: boards and glass \$98,000
- Rock climbing wall \$72,000
- Skateboarding and cycling ramps \$125,000
- Gym mats and foam \$17,000
- Olympic fly-bed trampolines \$18,000
- Office, media, wi-fi, audio equipment \$24,000

**Project timeline estimate: 2 years**

Phase I -Permitting: Spring of 2014.

Phase II -Site and utility work : Spring-Summer 2014.

Phase III –Construction of SGC structure and lobby addition: Summer-Fall 2014.

Phase IV -Interior build out/finish and features completion: Winter-Spring 2015.

Phase V –Operational -Open Spring 2015.

**Steamboat Gravity Center-Economic Savings through partnership**

Through consolidating the Steamboat Gravity Center facility with the proposed Second Ice Sheet facility and replacing the proposed Teen Center with at the Howelsen Hill Ice arena with an enhanced lobby that offers restrooms, expanded retail, food concession and waiting lounge area; the projected savings in construction costs is \$4.4 million.

- Elimination of “Teen Center”: \$2 million savings
- Elimination of independent Gravity Center facility location: \$2.4 million savings

Infrastructure Savings	\$191,050
• Site work:	\$11,050 (130 hours at \$85/hour)
• Electric site work-burying of cables:	\$132,000
• Additional Parking needs:	\$48,000
Annual Operational Savings	\$211,200
• Utilities:	\$65,000
• Staffing:	\$95,000
• Marketing-Promotional:	\$20,000
• Maintenance:	\$31,200

**FINANCIAL PRO FORMAS (including operational revenues and costs)**

**Emerald Mountain**

The Emerald Mountain Partnership (EMP) looks to create a world class Nordic facility on Emerald Mountain. EMP believes this facility, when full completed, will attract new, unique visitors to Steamboat and so grow the annual visitor pool. When fully developed we estimate the facility will attract 20-25,000 Nordic skiers annually, a Nordic skier count comparable to that of Devil's Thumb Ranch in Tabernash, CO.

The creation of this facility will allow Steamboat to attract world and national Masters competitions as well as USSA and World Cup events. These are multi-day events that Steamboat currently does not attract. The master-plan will validate that up to 33% of the annual Nordic visitors to Emerald Mountain will be for these type of events. In working with Yampa Valley Data Partners, we find that the average winter visitor spends \$742/stay (excluding 'ski area' revenue) with lodging comprising 58% of the money spent.

**Overall Economic Impact**

- \$5.9 million Total spend in Steamboat (8000 event participants x 5 day average stay x \$742/stay)
- \$3.4 million Lodging related spend (58% of \$5.9 million)
- \$490,000 Approximate state and local tax revenue

*The creation of a 'Steamboat Birkebeiner' could attract 2000 athletes (90% out of town) along with 4300 family members. This event would comprise 5 events over 6 days generating a need for 13,646 rooms and generate \$2.8 million in lodging revenues alone.*

Initial capital costs to attract this new class of Nordic skier include approximately \$200,000 to build 20km of new Nordic trails on Emerald Mountain along with the building of a competition start/finish complex on the rodeo grounds; annual trail maintenance would cost \$1,500-2,000/km. EMP plans to construct 20km of new Nordic trails on Emerald Mountain within the next 2 years. While we have included in other sections of this submission the vision and cost for a yurt/hut system (estimated \$300,000) and a Nordic day lodge (estimated \$2.5 million), EMP will look to its master-planning process to validate the cost, timelines and utilization of that future development.

**EMP (Nordic Only) Pro Forma 2013-2018**

<u>Year</u>	<u>Item</u>	<u>Revenue (\$)</u>	<u>Expense (\$)</u>
<b>2013</b>	Master planning		\$38,000
	Trail maintenance and repair		\$1,500
	New trail construction		\$2,000
	<b>Total expense</b>		<b>\$41,500</b>
	Fund raising events (Steamboat Coureur)	\$2,500	
	EMP trail use fee (3.5% of entries)	\$700	
	<b>Total income (not including grants)</b>	<b>\$3,200</b>	
	<b>2013 Total Profit/(Loss)</b>		<b>-\$38,300</b>
<b>2014</b>	Trail construction (new trails)		\$100,000
	Trail maintenance		\$1,500
	<b>Total expense</b>		<b>\$101,500</b>
	Fund raising events	\$2,500	
	EMP trail use fee	\$875	
	<b>Total income (not including grants)</b>	<b>\$3,375</b>	
	<b>2014 Total Profit/(Loss)</b>		<b>-\$98,125</b>
<b>2015</b>	Trail construction (new trails)		\$100,000
	Trail maintenance		\$1,500
	Trail grooming for winter		\$5,500
	<b>Total expense</b>		<b>\$107,000</b>
	Fund raising events	\$5,000	
	EMP trail use fee	\$1,050	
	Trail pass income	\$150,000	
	Winter event income	\$1,500	
	<b>Total income (not including grants)</b>	<b>\$157,550</b>	
	<b>2015 Total Profit/(Loss)</b>	<b>\$50,550</b>	

<u>Year</u>	<u>Item</u>	<u>Revenue (\$)</u>	<u>Expense (\$)</u>
2016	Trail maintenance		\$2,500
	Trail grooming for winter		\$7,500
	<b>Total expense</b>		<b>\$10,000</b>
	Fund raising events	\$5,000	
	EMP trail use fee	\$1,050	
	Trail pass income	\$180,000	
	Winter event income	\$1,500	
	<b>Total income (not including grants)</b>	<b>\$187,550</b>	
	<b>2016 Total Profit/(Loss)</b>	<b>\$177,550</b>	
	2017	Trail construction (new trails)	
Trail maintenance			\$3,500
Trail grooming for winter			\$8,500
<b>Total expense</b>			<b>\$17,000</b>
Fund raising events		\$5,000	
EMP trail use fee		\$1,050	
Trail pass income		\$210,000	
Winter event income (add new ski marathon)		\$30,000	
<b>Total income (not including grants)</b>		<b>\$246,050</b>	
<b>2017 Total Profit/(Loss)</b>		<b>\$229,050</b>	
2018	Trail construction (new trails)		\$2,000
	Trail maintenance		\$3,500
	Trail grooming for winter		\$8,500
	<b>Total expense</b>		<b>\$14,000</b>
	Fund raising events	\$5,000	
	EMP trail use fee	\$8,500	
	Trail pass income	\$210,000	
	Winter event income (ski marathon)	\$30,000	
	<b>Total income (not including grants)</b>	<b>\$253,500</b>	
	<b>2018 Total Profit/(Loss)</b>	<b>\$239,500</b>	

**Revenue Projection Analysis Spreadsheet for  
Howelsen Hill Nordic Competition Center  
December 21 2012**

Event Name	Estimated Participants	Est out of Town	total visitors w/ family	# Nights	Average cost/room	Lodging Rev Per athlete	10 year Lodging revenues	New Event	Notes
Nordic Combined Junior Olympic Qualifier	85	35	87.5	1	150	5250	52500		Yearly Event
Nordic Combined Western Regionals	130	80	200	3	150	36000	180000		One in two years
Nordic Combined Junior Olympics	60	50	125	6	150	45000	135000		One in three years
Nordic Rocky Mountain Division Races	200	150	375	2	150	45000	225000		One in two years
Nordic Junior Olympics	400	390	975	8	150	468000	468000	468000	One in ten years *
Nordic Nationals	300	290	725	7	150	304500	304500	304500	One in ten years *
NCAA Nordic National Champs	80	80	200	4	205	65600	196800	590400	One in three years *
NCAA Invitational	120	120	300	3	205	73800	369000		One in two years
Steamboat Birkenbinder	2000	1800	4500	3	205	1107000	1107000	1107000	One in ten years, then annually **
High School Race	200	180	450	1	205	36900	184500		One in two years
High School State Championships	80	70	175	1	205	14350	28700		One in five years
US Distance Nationals Championships	200	180	450	8	205	295200	295200	295200	One in ten years *
NCASA - Colorado Mountain College Regionals	250	240	600	1	205	49200	49200	49200	One in 10 years *
NCASA - Colorado Mountain College National	250	240	600	2	205	98400	98400	98400	One in 10 years *
<b>Projected Totals</b>	<b>4,355</b>	<b>3,905</b>	<b>9,763</b>	<b>50</b>		<b>2,644,200</b>	<b>3,693,800</b>	<b>2,912,700</b>	

Assumptions: data provided by Yampa Valley Data Partners

Total Visitors w / each athlete 2.5

Average room cost including visiting families \$205

\*\*Run in conjunction with the Emerald Mountain project

\* new events

**Budget Analysis Spreadsheet for  
Howelsen Hill Nordic Competition Center  
December 21 2012**

Division #1	# Units	Price Per Unit	Total Costs	Description / notes
<b>1000 Trail Modification</b>				
	100	Dirt work	\$40,000	Trail widening in six sections; Move one section Re-seeding disturbed area; small plant installation
	200	Re-vegetation	\$15,000	
<b>Division #1 Total</b>			<b>\$55,000</b>	
<b>Division #2</b>				
<b>2000 Snowmaking</b>				
	100	Trenching	\$75,000	Trench for water pipe and conduit for electrical wire Pipe 3500 feet of water pipe installed in the trench 13 snowmaking hydrants Primary pump, supply pump, electrical support, supply pipe 10 snowguns Hoses and electric cords
	200	Water Pipe and Installation	\$35,000	
	300	Snowmaking hydrants	\$5,850	
	400	Pump House Improvements	\$300,000	
	500	Snowguns	\$200,000	
	600	Water hoses and electrical cords	\$20,000	
<b>Division #2 Total</b>			<b>\$635,850</b>	
<b>Division #3</b>				
<b>3000 Lighting Installation</b>				
	16	Poles/fixtures	\$80,000	16 light poles Concrete piers for light poles 56 individual light canisters
	200	Concrete Light pole piers	\$40,000	
	300	Light Canisters	\$112,000	
	600	Engineering and permits	\$8,000	
	700	Installation: all components	\$320,000	
	800	Shipping	\$15,000	
<b>Division #3 Total</b>			<b>\$575,000</b>	
<b>Project Total</b>			<b>\$1,265,850</b>	

**Annual Cost Projection Analysis Spreadsheet for  
Howelsen Hill Nordic Competition Center  
December 21 2012**

Description	Qty	Cost per Unit	Estimated annual cost	Notes
Replacement light bulbs	2	\$2,000	\$4,000	Based on historical
Replacement snowmaking hose	1	\$250	\$250	Based on historical
Snowmaking gun maintenance			\$4,000	Based on historical
Pump House maintenance			\$5,000	Estimated
Electric costs			\$2,000	Estimated based on projected night event schedule
Additional snowmaker	160 hrs	\$20/hr	\$3,200	Additional snowmaker with additional snowguns
<b>Total projected annual costs</b>			<b>\$18,450</b>	

**Romick Arena Complex.**  
**LODGING ESTIMATES & FINANCIAL PRO FORMA 2013 -2018**

	2013	2014	2015	2016	2017	2018	6 Year Total
<b>REVENUES:</b>							
Rodeo Series	\$430,000	\$440,000	\$ 450,000	\$ 450,000	\$ 455,000	\$ 460,000	
Cutting Horse Competitions			\$20,000	\$20,000	\$25,000	\$45,000	
Team Roping Events			\$30,000	\$32,000	\$35,000	\$65,000	
Out of Town Guests	20,000	21,000	22,000	22,500	23,000	24,000	132,500
Lodging Rooms Driven By Events <sup>1</sup>	7,220	7,581	7,942	8,123	8,303	8,664	47,834
Lodging Revenues <sup>2</sup>	\$1,083,032	\$1,137,184	\$1,191,336	\$1,218,412	\$1,245,487	\$1,299,639	\$7,175,090
<sup>1</sup> Number of people per room	2.77						
<sup>2</sup> Average room cost	\$150						
<b>EXPENSES:</b>							
Rodeo Series	\$418,079	\$425,000	\$ 435,000	\$ 435,000	\$ 440,000	\$ 445,000	
Cutting Horse Competitions			\$ 10,000	\$ 10,000	\$ 12,000	\$ 25,000	
Team Roping Events			\$ 10,000	\$ 10,000	\$ 12,000	\$ 25,000	
<b>PROFIT</b>	\$11,921	\$15,000	\$45,000	\$47,000	\$51,000	\$75,000	

Steamboat Gravity Center

6 Year Pro Forma

Howelsen Hill Sports Complex Partners

Year 1	Total	Year 1	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
<b>Operations Payroll</b>		<b>Under 18</b>	
Program Director	\$ 35,000.00	Full Membership	\$15,000
Full time x 2	\$ -	Sibling Membership	\$4,000
Part time x 8	\$ 60,000.00	Skate Only	\$1,500
Technician X 2	\$ -	Climb Only	
<b>Professional Fees</b>		Bike Only	\$0
Bookkeeper	\$ 4,800.00	<b>Over 18</b>	
Customer Service Training	\$ 2,000.00	Full Membership	\$16,000
Safety Training	\$ 1,500.00	Skate Only	\$2,000
<b>Operating Expenses</b>		Climb Only	\$4,000
Pay roll taxes	\$ 26,600.00	Bike Only	\$0
Workers Comp	\$ 5,600.00	<b>Other</b>	
Liability Insurance	\$ 36,000.00	Discounted Membership	\$12,000
Marketing/PR	\$ 15,000.00	Family Full Use Membership	\$60,000
Office equipment/supplies	\$ 3,600.00		\$114,500
Cleaning Supplies	\$ 4,000.00	<b>USE FEES</b>	
Equip/Ramp repairs	\$ 6,000.00	<b>MEMBER</b>	
Legal	\$ 2,500.00	Annual full use	\$12,000
Printing	\$ 2,000.00	annual skate	\$1,875
Travel	\$ 2,500.00	annual cycle	\$1,875
Entertainment	\$ 1,200.00	annual climb	\$2,500
Operational Utilities	\$ 70,000.00	10 day full use	\$5,000
Audio Visual	\$ 3,000.00	10 day skate	\$1,125
Retail Goods	\$ 12,000.00	10 day cycle	\$1,125
<b>Building Expenses</b>		10 day climb	\$1,125
Building Repairs	\$ 10,000.00	day full use	\$3,000
		day skate	\$600
<b>Total Annual Expenses</b>	<b>\$ 303,300.00</b>	day cycle	<b>\$600</b>
		day climb	\$600
		2 hr full use	\$3,000
		2 hr skate	\$750
		2 hr cycle	\$900
		2 hr climb	\$750
		<b>GUEST-Visitor use</b>	
		day full use	\$70,000
		day skate	\$13,500
		day cycle	\$13,500
		day climb	\$13,500
		10 day full use	\$75,000
		10 day skate	\$11,000
		10 day cycle	\$11,000
		10 day climb	\$11,000
		2 hr full use	\$70,000
		2 hr skate	\$7,200
		2 hr cycle	\$7,200
		2 hr climb	\$7,200
			\$346,925
		<b>Total Revenue</b>	<b>\$461,425</b>
		<b>Annual Profit</b>	<b>\$158,125.00</b>

Year 2	Total	Year 2	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
<b>Operations Payroll</b>		<b>Under 18</b>	
Program Director	\$36,400	Full Membership	\$15,600
Full time x 2	\$ -	Sibling Membership	\$4,160
Part time x 8	\$ 61,800.00	Skate Only	\$1,560
Technician X 2	\$ -	Climb Only	\$0
<b>Professional Fees</b>		<b>Bike Only</b>	
Bookkeeper	\$ 4,944.00	Over 18	\$0
Customer Service Training	\$ 2,060.00	Full Membership	\$16,640
Safety Training	\$ 1,545.00	Skate Only	\$2,080
<b>Operating Expenses</b>		<b>Climb Only</b>	
Pay roll taxes	\$ 27,398.00	Bike Only	\$0
Workers Comp	\$ 5,768.00	Other	\$0
Liability Insurance	\$ 37,080.00	Discounted Membership	\$12,480
Marketing/PR	\$ 15,450.00	Family Full Use Membership	\$62,400
Office equipment/supplies	\$ 3,708.00		\$119,080
Cleaning Supplies	\$ 4,120.00	<b>USE FEES</b>	
Equip/Ramp repairs	\$ 6,180.00	<b>MEMBER</b>	
Legal	\$ 2,575.00	Annual full use	\$12,480
Printing	\$ 2,060.00	annual skate	\$1,950
Travel	\$ 2,575.00	annual cycle	\$1,950
Entertainment	\$ 1,236.00	annual climb	\$2,600
Operational Utilities	\$ 72,100.00	10 day full use	\$5,200
Audio Visual	\$ 3,090.00	10 day skate	\$1,170
Retail Goods	\$ 12,360.00	10 day cycle	\$1,170
<b>Building Expenses</b>		<b>10 day climb</b>	
Building Repairs	\$ 10,300.00	day full use	\$3,120
	\$ -	day skate	\$624
<b>Total Annual Expenses</b>	<b>\$312,399.00</b>	day cycle	<b>\$624</b>
		day climb	\$624
		2 hr full use	\$3,120
		2 hr skate	\$780
		2 hr cycle	\$936
		2 hr climb	\$780
		<b>GUEST-Visitor use</b>	
		day full use	\$72,800
		day skate	\$14,040
		day cycle	\$14,040
		day climb	\$14,040
		10 day full use	\$78,000
		10 day skate	\$11,440
		10 day cycle	\$11,440
		10 day climb	\$11,440
		2 hr full use	\$72,800
		2 hr skate	\$7,488
		2 hr cycle	\$7,488
		2 hr climb	\$7,488
			\$360,802
		<b>Total Revenue</b>	<b>\$479,882</b>
		<b>Annual Profit</b>	<b>\$167,483.00</b>

Howelsen Hill Sports Complex Partners

Year 3	Total	Year 3	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
<b>Operations Payroll</b>		<b>Under 18</b>	
Program Director	\$37,856	Full Membership	\$16,224
Full time x 2	\$0	Sibling Membership	\$4,326
Part time x 8	\$64,272	Skate Only	\$1,622
Technician X 2	\$0	Climb Only	\$0
<b>Professional Fees</b>		<b>Bike Only</b>	
Bookkeeper	\$5,142		\$0
Customer Service Training	\$2,142	<b>Over 18</b>	
Safety Training	\$1,607	Full Membership	\$17,306
<b>Operating Expenses</b>		Skate Only	\$2,163
Pay roll taxes	\$28,494	Climb Only	\$4,326
Workers Comp	\$5,999	Bike Only	\$0
Liability Insurance	\$38,563	<b>Other</b>	
Marketing/PR	\$16,068	Discounted Membership	\$12,979
Office equipment/supplies	\$3,856	Family Full Use Membership	\$64,896
Cleaning Supplies	\$4,285		\$123,843
Equip/Ramp repairs	\$6,427	<b>USE FEES</b>	
Legal	\$2,678		\$0
Printing	\$2,142	<b>MEMBER</b>	
Travel	\$2,678	Annual full use	\$12,979
Entertainment	\$1,285	annual skate	\$2,028
Operational Utilities	\$74,984	annual cycle	\$2,028
Audio Visual	\$3,214	annual climb	\$2,704
Retail Goods	\$12,854	10 day full use	\$5,408
<b>Building Expenses</b>		10 day skate	\$1,217
Building Repairs	\$10,712	10 day cycle	\$1,217
	\$0	10 day climb	\$1,217
<b>Total Annual Expenses</b>	<b>\$324,895</b>	day full use	\$3,245
		day skate	\$649
		day cycle	\$649
		day climb	\$649
		2 hr full use	\$3,245
		2 hr skate	\$811
		2 hr cycle	\$973
		2 hr climb	\$811
		<b>GUEST-Visitor use</b>	
		day full use	\$75,712
		day skate	\$14,602
		day cycle	\$14,602
		day climb	\$14,602
		10 day full use	\$81,120
		10 day skate	\$11,898
		10 day cycle	\$11,898
		10 day climb	\$11,898
		2 hr full use	\$75,712
		2 hr skate	\$7,788
		2 hr cycle	\$7,788
		2 hr climb	\$7,788
			\$375,234
		<b>Total Revenue</b>	<b>\$499,077</b>
		<b>Annual Profit</b>	<b>\$174,182.32</b>

Year 4	Total	Year 4	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
<b>Operations Payroll</b>		<b>Under 18</b>	
Program Director	\$39,370	Full Membership	\$16,873
Full time x 2	\$0	Sibling Membership	\$4,499
Part time x 8	\$66,843	Skate Only	\$1,687
Technician X 2	\$0	Climb Only	\$0
<b>Professional Fees</b>		<b>Bike Only</b>	
Bookkeeper	\$5,347	Over 18	\$0
Customer Service Training	\$2,228	Full Membership	\$17,998
Safety Training	\$1,671	Skate Only	\$2,250
<b>Operating Expenses</b>		<b>Climb Only</b>	
Pay roll taxes	\$29,634	Bike Only	\$0
Workers Comp	\$6,239	<b>Other</b>	
Liability Insurance	\$40,106	Discounted Membership	\$13,498
Marketing/PR	\$16,711	Family Full Use Membership	\$67,492
Office equipment/supplies	\$4,011		\$128,797
Cleaning Supplies	\$4,456	<b>USE FEES</b>	
Equip/Ramp repairs	\$6,684	<b>MEMBER</b>	
Legal	\$2,785	Annual full use	\$13,498
Printing	\$2,228	annual skate	\$2,109
Travel	\$2,785	annual cycle	\$2,109
Entertainment	\$1,337	annual climb	\$2,812
Operational Utilities	\$77,983	10 day full use	\$5,624
Audio Visual	\$3,342	10 day skate	\$1,265
Retail Goods	\$13,369	10 day cycle	\$1,265
<b>Building Expenses</b>		<b>10 day climb</b>	
Building Repairs	\$11,140	day full use	\$3,375
		day skate	\$675
		day cycle	\$675
		day climb	\$675
		2 hr full use	\$3,375
		2 hr skate	\$844
		2 hr cycle	\$1,012
		2 hr climb	\$844
		<b>GUEST-Visitor use</b>	
		day full use	\$78,740
		day skate	\$15,186
		day cycle	\$15,186
		day climb	\$15,186
		10 day full use	\$84,365
		10 day skate	\$12,374
		10 day cycle	\$12,374
		10 day climb	\$12,374
		2 hr full use	\$78,740
		2 hr skate	\$8,099
		2 hr cycle	\$8,099
		2 hr climb	\$8,099
			\$390,243
		<b>Total Revenue</b>	<b>\$519,040</b>
		<b>Annual Profit</b>	<b>\$180,771.05</b>

Howelsen Hill Sports Complex Partners

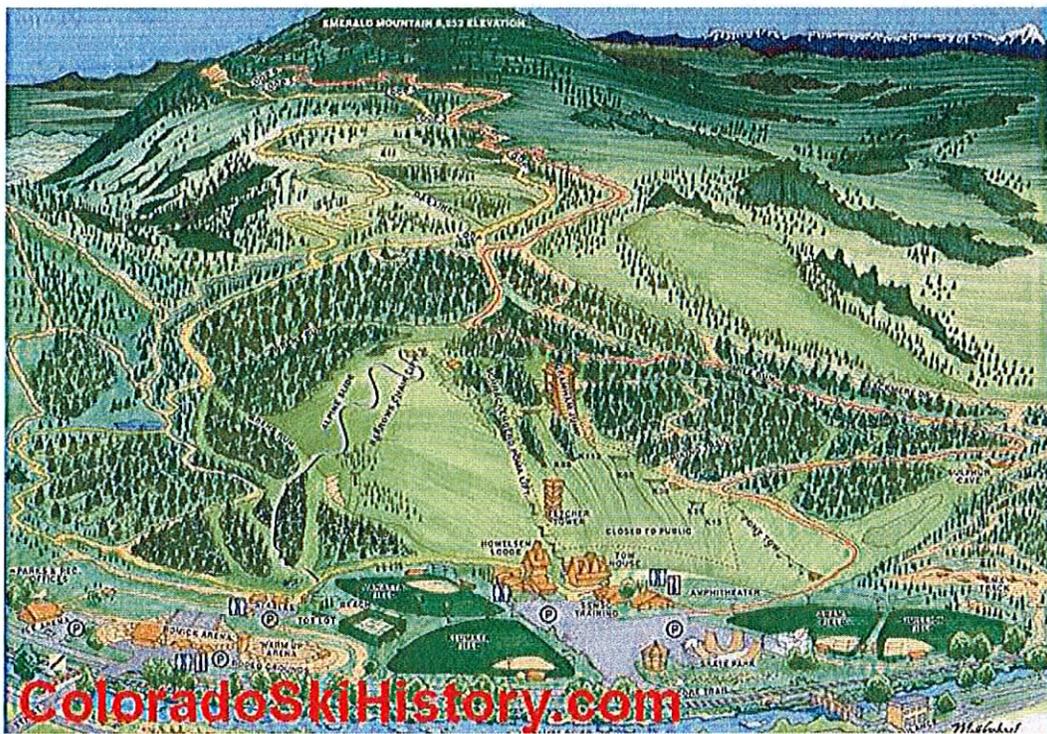
Year 5	Total	Year 5	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
Operations Payroll	\$ -	Under 18	
Program Director	\$ 40,945.05	Full Membership	\$17,548
Full time x 2	\$ -	Sibling Membership	\$4,679
Part time x 8	\$ 69,516.60	Skate Only	\$1,755
Technician X 2	\$ -	Climb Only	\$0
<b>Professional Fees</b>		Bike Only	\$0
Bookkeeper	\$ 5,561.33	Over 18	
Customer Service Training	\$ 2,317.22	Full Membership	\$18,718
Safety Training	\$ 1,737.91	Skate Only	\$2,340
<b>Operating Expenses</b>		Climb Only	\$4,679
Pay roll taxes	\$ 30,819.02	Bike Only	\$0
Workers Comp	\$ 6,488.22	Other	
Liability Insurance	\$ 41,709.96	Discounted Membership	\$14,038
Marketing/PR	\$ 17,379.15	Family Full Use Membership	\$70,192
Office equipment/supplies	\$ 4,171.00		\$133,949
Cleaning Supplies	\$ 4,634.44	USE FEES	\$0
Equip/Ramp repairs	\$ 6,951.66	MEMBER	
Legal	\$ 2,896.52	Annual full use	\$14,038
Printing	\$ 2,317.22	annual skate	\$2,193
Travel	\$ 2,896.52	annual cycle	\$2,193
Entertainment	\$ 1,390.33	annual climb	\$2,925
Operational Utilities	\$ 81,102.69	10 day full use	\$5,849
Audio Visual	\$ 3,475.83	10 day skate	\$1,316
Retail Goods	\$ 13,903.32	10 day cycle	\$1,316
<b>Building Expenses</b>		10 day climb	\$1,316
Building Repairs	\$ 11,586.10	day full use	\$3,510
	\$ -	day skate	\$702
<b>Total Annual Expenses</b>	<b>\$351,800.09</b>	day cycle	\$702
		day climb	\$702
		2 hr full use	\$3,510
		2 hr skate	\$877
		2 hr cycle	\$1,053
		2 hr climb	\$877
		GUEST-Visitor use	
		day full use	\$81,890
		day skate	\$15,793
		day cycle	\$15,793
		day climb	\$15,793
		10 day full use	\$87,739
		10 day skate	\$12,868
		10 day cycle	\$12,868
		10 day climb	\$12,868
		2 hr full use	\$81,890
		2 hr skate	\$8,423
		2 hr cycle	\$8,423
		2 hr climb	\$8,423
			\$405,853
		<b>Total Revenue</b>	<b>\$539,802</b>
		<b>Annual Profit</b>	<b>\$188,001.89</b>

Year 6	Total	Year 6	Total
<b>PERSONNEL</b>		<b>MEMBERSHIPS</b>	
<b>Operations Payroll</b>		<b>Under 18</b>	
Program Director	\$42,583	Full Membership	\$18,250
Full time x 2	\$0	Sibling Membership	\$4,867
Part time x 8	\$72,297	Skate Only	\$1,825
Technician X 2	\$0	Climb Only	\$0
<b>Professional Fees</b>		<b>Bike Only</b>	
Bookkeeper	\$5,784		\$0
Customer Service Training	\$2,410	<b>Over 18</b>	
Safety Training	\$1,807	Full Membership	\$19,466
<b>Operating Expenses</b>		Skate Only	\$2,433
Pay roll taxes	\$32,052	Climb Only	\$4,867
Workers Comp	\$6,748	Bike Only	\$0
Liability Insurance	\$43,378	<b>Other</b>	
Marketing/PR	\$18,074	Discounted Membership	\$14,600
Office equipment/supplies	\$4,338	Family Full Use Membership	\$72,999
Cleaning Supplies	\$4,820		\$139,307
Equip/Ramp repairs	\$52,137	<b>USE FEES</b>	
Legal	\$3,012		\$0
Printing	\$2,410	<b>MEMBER</b>	
Travel	\$3,012	Annual full use	\$14,600
Entertainment	\$1,446	annual skate	\$2,281
Operational Utilities	\$84,347	annual cycle	\$2,281
Audio Visual	\$3,615	annual climb	\$3,042
Retail Goods	\$14,459	10 day full use	\$6,083
<b>Building Expenses</b>		10 day skate	\$1,369
Building Repairs	\$12,050	10 day cycle	\$1,369
		10 day climb	\$1,369
		day full use	\$3,650
		day skate	\$730
<b>Total Annual Expenses</b>	<b>\$410,779.82</b>	day cycle	<b>\$730</b>
		day climb	\$730
		2 hr full use	\$3,650
		2 hr skate	\$912
		2 hr cycle	\$1,095
		2 hr climb	\$912
		<b>GUEST-Visitor use</b>	
		day full use	\$85,166
		day skate	\$16,425
		day cycle	\$16,425
		day climb	\$16,425
		10 day full use	\$91,249
		10 day skate	\$13,383
		10 day cycle	\$13,383
		10 day climb	\$13,383
		2 hr full use	\$85,166
		2 hr skate	\$8,760
		2 hr cycle	\$8,760
		2 hr climb	\$8,760
			\$422,087
		<b>Total Revenue</b>	<b>\$561,394</b>
		<b>Annual Profit</b>	<b>\$150,614.25</b>

**MAPS AND DRAWINGS**

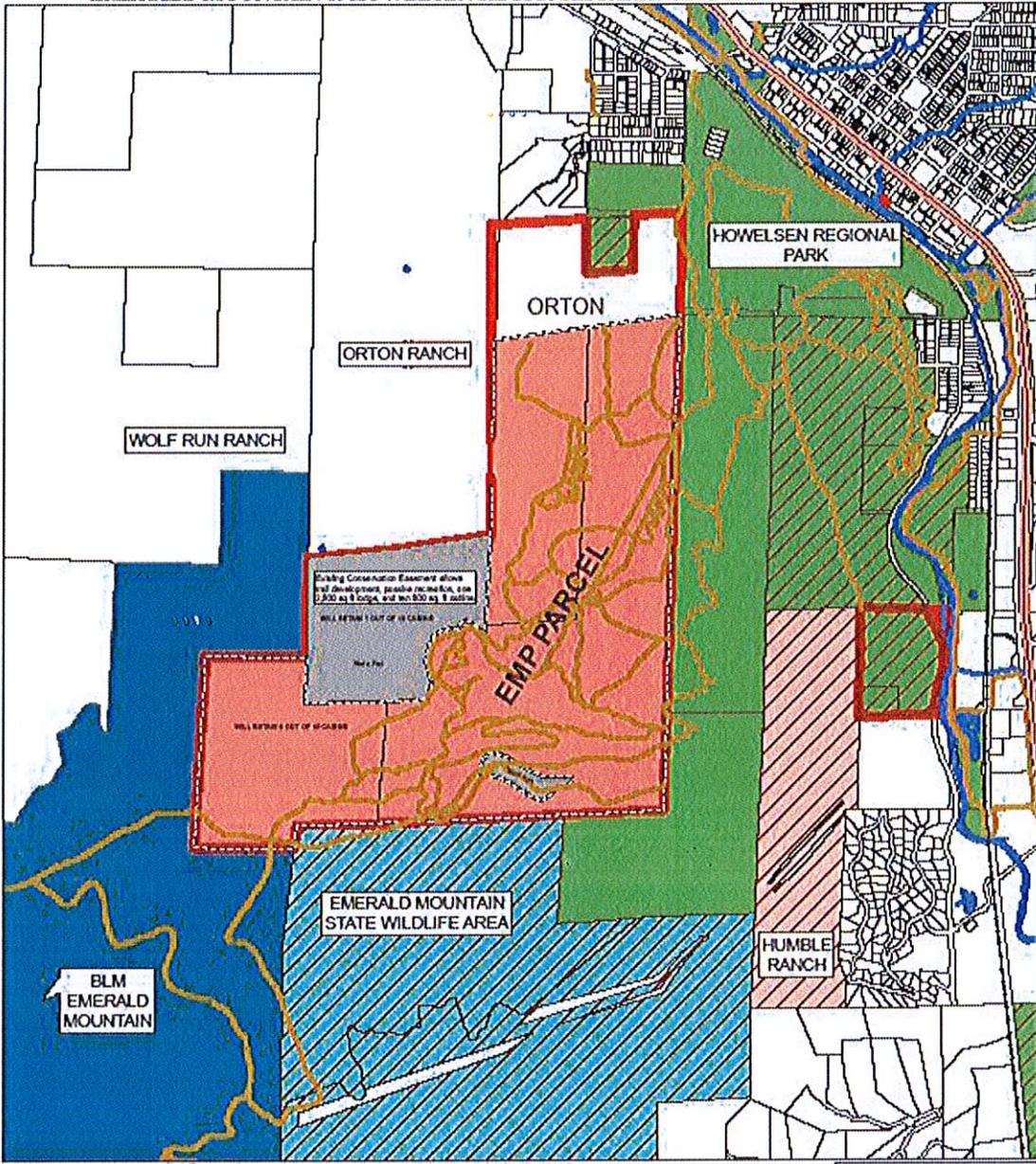


Howelsen Hill Sports Complex Partners  
Project Area Keyplan





**EMERALD MOUNTAIN & HOWELSEN REGIONAL PARK: MODIFIED PROJECT AREA**

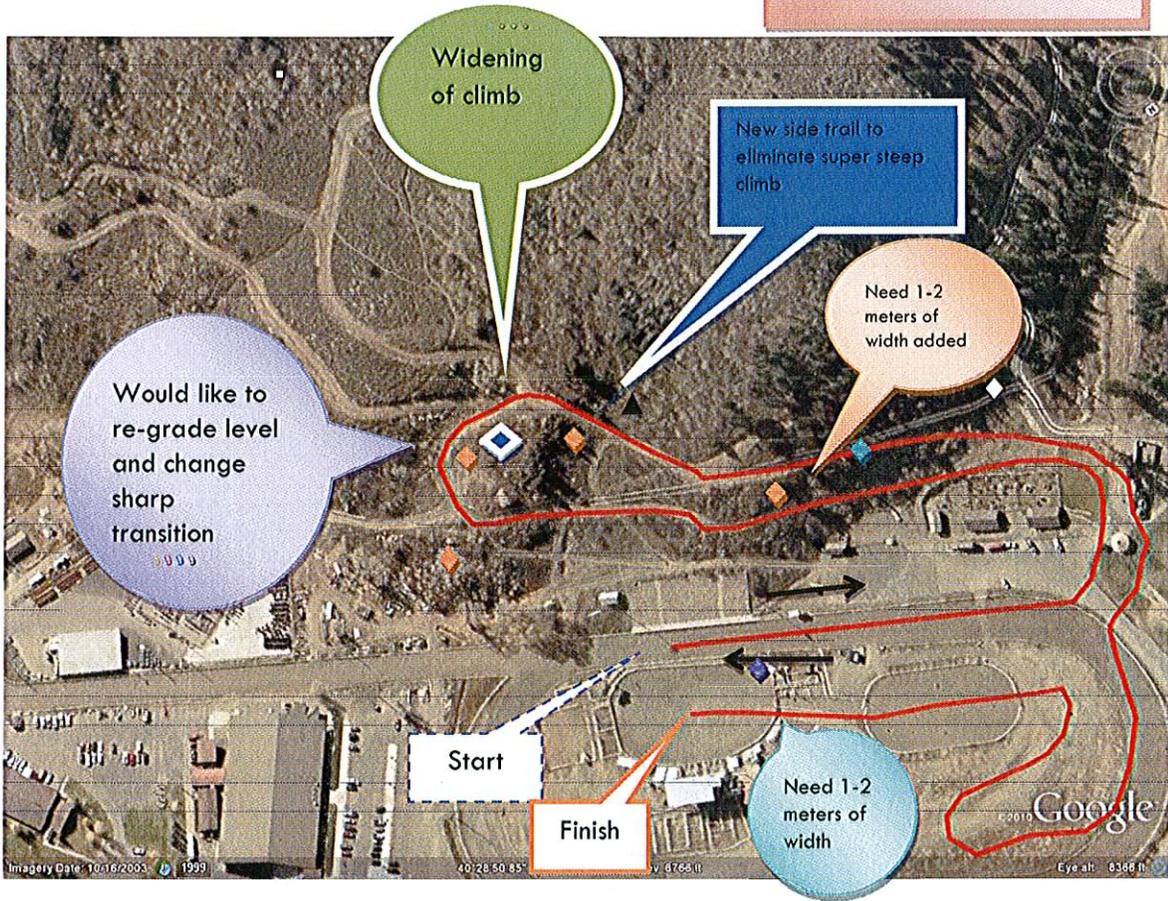


<b>Legend</b>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> ORIGINAL PROJECT AREA</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed black; margin-right: 5px;"></span> MODIFIED PROJECT AREA</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> GOCC FUNDED PROJECTS</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> CONSERVATION EASEMENT NOT GOCC FUNDED</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> STEAMBOAT SPRINGS PARKS/OPEN SPACE</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFFF; border: 1px solid black; margin-right: 5px;"></span> PRIVATE LANDS</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> COLORADO STATE LAND BOARD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> US FOREST SERVICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black; margin-right: 5px;"></span> US BUREAU OF LAND MANAGEMENT</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> COLORADO DIVISION OF WILDLIFE</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> HYDROLOGY</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> TRAILS</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> HIGHWAYS</li> </ul>		<table border="1"> <tr> <td colspan="2" style="text-align: center;">City of Steamboat Springs</td> </tr> <tr> <td colspan="2" style="text-align: center;">YAMPA VALLEY: RIVER TO RIDGES A Collaborative Large-Scale Occupancy Paper</td> </tr> <tr> <td>Date Revised:</td> <td>November 10, 2012</td> </tr> <tr> <td>File Name:</td> <td>Howelsen_Street_Paper_Line_PDF</td> </tr> <tr> <td>File Location:</td> <td>Howelsen_Street_Paper_Line_PDF</td> </tr> <tr> <td>Drawn By:</td> <td>S. Kama</td> </tr> </table>	City of Steamboat Springs		YAMPA VALLEY: RIVER TO RIDGES A Collaborative Large-Scale Occupancy Paper		Date Revised:	November 10, 2012	File Name:	Howelsen_Street_Paper_Line_PDF	File Location:	Howelsen_Street_Paper_Line_PDF	Drawn By:	S. Kama
City of Steamboat Springs																	
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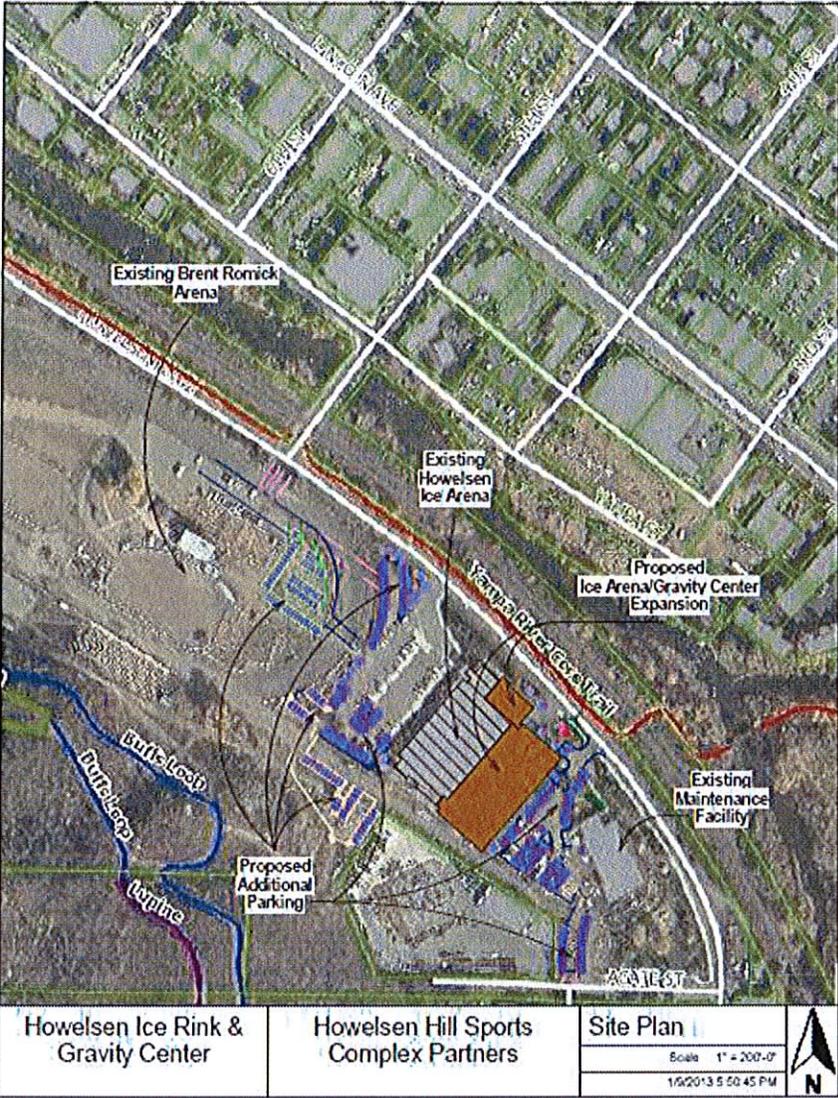


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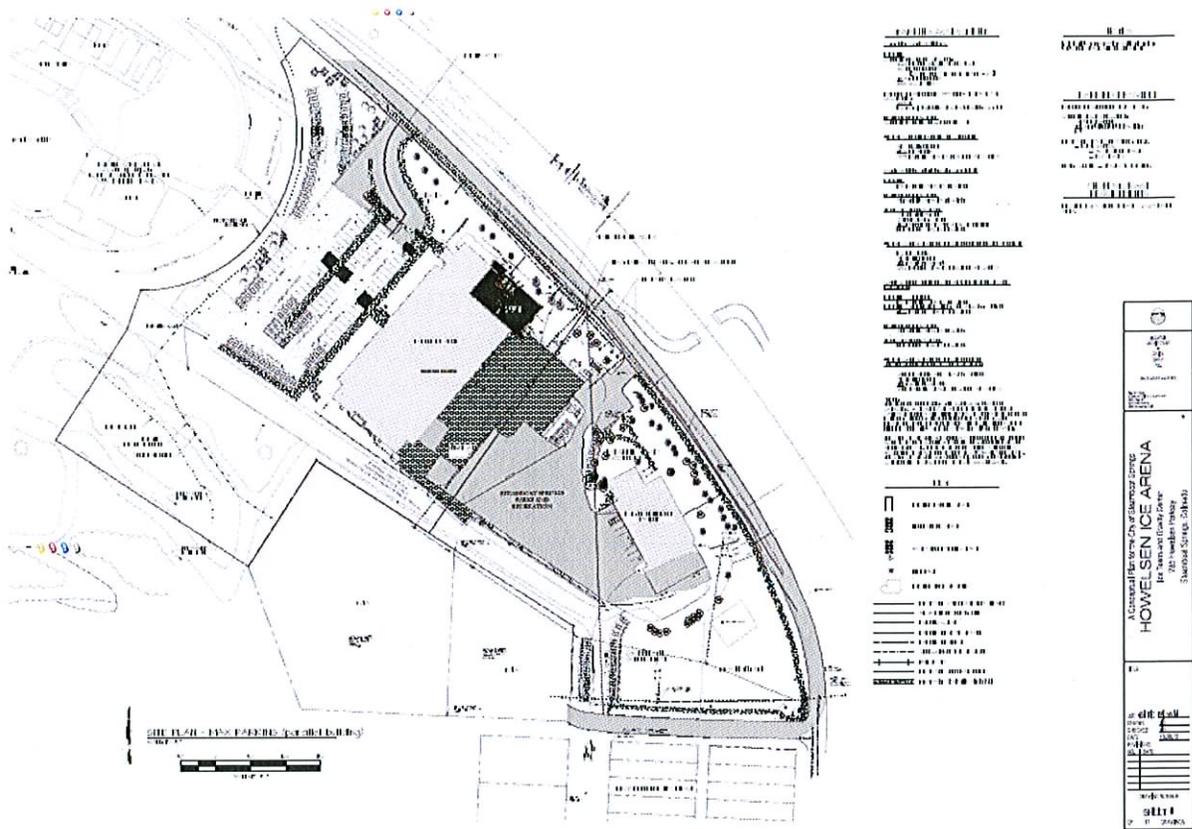




Romick Arena  
Schematic Design Plan  
(more details available in Exhibit 2)



# SGC Site Plan



## **SUMMARY**

Howelsen Hill Sports Complex Partners came together for this RFP because we believe we are stronger together than we are individually. We understand there are significant synergies and savings when we plan and construct multi-use facilities that may be used on a year-round basis. Developing Howelsen Hill and Emerald Mountain into a true year-round destination will attract new and returning visitors to Steamboat Springs.

We are asking for approximately \$8 million and will raise an estimated \$5.3 million for an overall investment in Steamboat Springs of over \$13 million. Projections show over \$10 million in revenue contribution to the lodging community over 10 years. In addition to lodging revenues, there is expanded financial opportunity with this project that has significant economic impact via job creation, city and state tax revenues and indirect economic benefit.

A broad base of constituent groups will benefit from the improvements set forth in this proposal. Additional groups, such as mountain bikers will significantly benefit from the trail construction on Emerald Mountain and the facility improvements at the Romick Arena complex. These improvements and construction will create more opportunity for Steamboat to host local, regional and world class cycling events. The opportunity for other committed cycling and trail advocacy organizations, such as Routt County Riders and Bike Town USA Initiative, to contribute and participate in the proposed base area improvements at Howelsen Hill will further strengthen the positive economic and community benefits of this project.

In conclusion, the Howelsen Hill Sports Complex Partnership provides the largest opportunity with the broadest constituency base that allows for Steamboat Springs to capitalize on, and further develop, new economic benefits for local businesses and the City of Steamboat Spring. By awarding this Partnership group the Accommodations Tax revenues, the community will leverage, enhance, and create economic and social benefit for visitors, competitors, recreationalists, and community members.

We look forward to bringing this vision to life with passion and commitment.

- The Howelsen Hill Sports Complex Partners

**Exhibit 1**  
Letters of support



**Alpine Bank**

---

**Steamboat Springs**

1901 Pine Grove Road, Suite 101  
Steamboat Springs, Colorado 80487  
970-871-1901  
Fax 970-879-8597

January 3, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council  
137 10<sup>th</sup> Street  
Steamboat Springs CO 80487

Dear Committee Members and Council Members:

I am writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Howelsen Hill Park is an amazing, one of a kind amenity in the heart of our community and embodies the western heritage and athletic lifestyle of Routt County. I am excited about the improvements proposed by Howelsen Hill Sports Complex Partners and believe they will provide increased year-round athletic and entertainment opportunities which will in turn attract additional visitors to the community. I support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach.

The comprehensive multi-purpose improvements planned by Howelsen Hill Sports Complex Partners serves the best interest of many of the diverse voices and faces in our community. I am particularly impressed that four non-profit organizations have joined forces to maximize the offerings at the Howelsen Hill City Park. It is refreshing that these groups have come together, rather than compete against one another, to improve efficiencies in construction and programming, as well as leverage the lodging tax dollars into greater improvements via grants and public & private donations.

I urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill. Don't hesitate to contact me at 870-7418 should you have any questions or comments.

Sincerely,

Adonna Allen  
Fourth Generation Steamboat Native  
President Alpine Bank Steamboat Springs



**HONEY  
STINGER**



January 7, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

On behalf of our combined Honey Stinger, Big Agnes and BAP! staff of nearly 70 employees, I am writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners and more specifically the Emerald Mountain Trail System Enhancement portion of the proposal. Emerald Mountain is unique to Steamboat Springs, and we believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide a variety of athletic and entertainment opportunities that will attract visitors to the community.

Although our group is particularly interested in trails and facilities for mountain biking, hiking, trail running and Nordic skiing/ potential biathlon activities, we understand and support the need for public improvements that accommodate a variety of compatible uses. We are particularly excited about the possibility for an enhanced, sustainably built multi-purpose trail system. I personally ski, hike and mountain bike on this trail network with family, friends and visitors weekly so this property and its recreation potential is of great importance to me.

These enhancements will make Steamboat Springs even more attractive to groups like ours and will help us increase visitors to Steamboat by increasing and improving upon the facilities nearby our current and future headquarters on Yampa Street. We look forward to hosting our Steamboat Stinger mountain bike/ trail running race there for years to come and the prospect of improved or enhanced facilities will undoubtedly be a daily draw for our employees and their families and visitors that we collectively bring to town. We host a variety of meetings throughout the year and often bring visiting guests mountain biking and hiking on the property.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Bill Gamber  
Via Email

President, Honey Stinger, Big Agnes, BAP!

Jay Bowman  
POB 776352  
Steamboat Springs, CO 80477

January 7, 2013

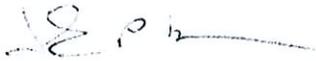
Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. We believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community. We understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,



Jack P. (Jay) Bowman  
Treasurer, Steamboat Gravity Center

# Brooks Design / Build Inc.

January 9<sup>th</sup>, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477



## RE: Gravity Center

Dear Committee Members and Council Members:

I am writing this letter in support of the accommodations tax proposal submitted by Howelson Hill Sports Complex Partners. Howelson Hill (and its existing attributes) is an extremely unique asset when comparing Steamboat Spring to other mountain communities. By adding the Gravity Center to the Ice Rink Facilities, we will be creating a more inclusive complex that better accommodates a greater number of members of the community as well as visitors to Steamboat. It is imperative that when facilities like this are added to Steamboat, that they are centrally located, where children and families can walk or bike regardless of weather or time of year. With the Recreation Center that was proposed in 2007, the mountain location was one of the biggest negatives (as well as the cost).

If done properly these facilities should not only be an asset to our residents but also an incentive for tourists deciding which location offers the most opportunities for the entire family. As part of your approval, please ensure that the new facility and the funds for running the facility are used for its intended purpose. Don't let the building / use morph into something different than what was approved without significant discussion in the public format.

Sincerely,

Handwritten signature of Brian Hanlen.

Brian Hanlen  
President, Brooks Design / Build, Inc.

2375 Clubhouse Drive  
Steamboat Springs, CO  
80487

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. We believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community. We understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Kristi and Jeffrey Brown

Jerald D. Buelter

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. We believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community. We understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Jerald D Buelter  
Asst. Principal  
Steamboat Springs Middle School

January 4, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

I am writing in support of an accommodations tax proposal being submitted by the Howelsen Hill Sports Complex Partners for improvements at Howelsen Hill Park.

Improvements to the rodeo arenas, public plazas, trail systems and ice-skating facilities at Howelsen Hill Park are important to the future of Steamboat Springs and Routt County. The benefits include:

- Positive promotion of our authentic western heritage and lifestyle
- Positive reinforcement of our year-round athletic heritage and lifestyle
- Continuation and expansion of entertainment venues
- A common "gathering-spot" for locals and visitors that showcases our community's history and future vision of inter-reliance between agriculture and recreation
- Facilities that can be utilized by the entire community
- An economic driver that benefits the City of Steamboat and Routt County
- Continued collaboration between the Howelsen Park non-profit groups

Thank you for your consideration of this proposal. Funding this project will ensure a unified plan for Howelsen Park.

If I can be of any further assistance regarding my support of this project please contact me at 970-879-4370 or by e-mail [mداughenbaugh@communityagalliance.org](mailto:mداughenbaugh@communityagalliance.org)

Sincerely,



Marsha Daughenbaugh  
Executive Director, Community Agriculture Alliance

**BOARD OF DIRECTORS**

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Dan Bell, Secretary  
Medora Fralick, Treasurer  
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Nancy B Kramer  
Michele Meyer

Community Agriculture Alliance  
P. O. Box 774134  
Steamboat Springs CO 80477  
970-879-4370  
[www.communityagalliance.org](http://www.communityagalliance.org)

COWBOY ROUNDUP DAYS COMMITTEE  
P.O. BOX 774766  
STEAMBOAT SPRINGS, CO.  
80477

January 7, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

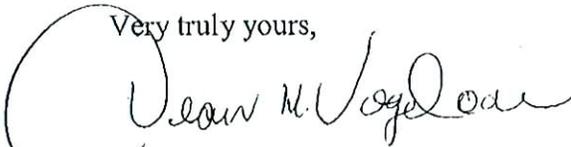
Dear Committee Members and Council Members:

The Cowboy Roundup Days committee is an unofficial but active group of local community members that meets several times per year to co-ordinate and support a variety of Western Heritage events that represent our history. These events are primarily focused around the July 4<sup>th</sup> time frame, which is when the original Cowboy Roundup Days activities were founded. The Steamboat Springs Pro Rodeo series is the lead event and our group, while not involved in the Pro Rodeo, works to include the Cattle Drive (when possible), the Ranch Rodeo and other competitive horse events at Romick Arena.

While our specific interest is more in the area of the equestrian and ranch livestock events, we are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. The Howelsen Hill area is especially unique to Steamboat Springs and we believe the improvements proposed by this group will provide a variety of athletic entertainment opportunities that will not only attract visitors to the community, but benefit many of our locals. Obviously, we are very excited about the possibility for a second equestrian area and much need improvements for the "plaza area." We are equally excited the subject proposal demonstrates an on-going collaboration and spirit between long-standing groups who have shared in the use of the Howelsen area for many years.

We ask that you favorably consider the accommodations tax for improvements at Howelsen Hill.

Very truly yours,

A handwritten signature in cursive script that reads "Dean H. Vogelaar". The signature is written in dark ink and is positioned above the printed name and title.

Dean H. Vogelaar  
Chairman

January 9, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council  
137 10<sup>th</sup> Street  
Steamboat Springs, Colorado 80487

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Eco-Arch, LLC, are interested in all of the amenities at Howelsen Hill that currently consists of rodeo, equestrian, figure and hockey skating, Alpine and Nordic skiing and snowboarding, "The Howler" Alpine Slide, biking and hiking trails on Emerald Mountain, baseball and softball Fields, outdoor skateboard park, Summer Concert Series, et. Al. I personally have utilized and enjoyed every single amenity mentioned above in the 10+ years that I have lived here.

Howelsen Hill, being steeped in ski history, currently offers all this at one location. With the proposed enhancements and new amenities that have been packaged by the Howelsen Hill Sports Complex Partners, it has the potential to provide a truly unique world class venue that accommodates a variety of compatible uses. These enhancements at Howelsen Hill will be of a substantial benefit to the locals of Steamboat Springs. Business and community members alike can enjoy these improvements and new amenities, and at the same time, Steamboat Springs will become more attractive to visitors including individuals, families and numerous groups with diverse interests, year round.

This proposal being forwarded by 4 non-profit organizations demonstrates an economy of scale in programming, construction, and operations and maintenance to the taxpayer benefit in a comprehensive plan. This plan leverages the lodging tax dollars by necessitating public-private partnership and funding from not only taxpayers, but from numerous stakeholders via private donations, fundraising, and grants.

We strongly urge you to favorably consider dedicating the accommodations tax to these improvements at Howelsen Hill.

Sincerely,



Leslie D. Gamel  
Principal

encl: Howelsen Hill, Steamboat Spring



# Howelsen Hill, Steamboat Springs

## AREA STATICS

50 acres

## BASE ELEVATION

6696 feet/2036 meters

## SUMMIT ELEVATION

7136 feet/2170 meters

## ANNUAL SNOWFALL

150.0 inches/381 cm

## VERTICAL DROP

440 ft

## TRAILS

21 kilometers / 13 miles

## TERRAIN

12 slopes, 37.5 degrees grade

## SNOWMAKING

50%

## LIGHTS

Night Activities

## DIRECTIONS

Downtown Steamboat Springs

## AMENITIES

Brent Romick Arena/ProRodeo Series

Howelsen Ice Arena

"Howler" alpine slide

Biking and Hiking Trails

Baseball/softball Tournaments

Skateboard Park

Tennis and Volleyball courts

Summer Concert Series

## HISTORY to PRESENT

By Bill Fetcher

<http://www.coloradoskihistory.com/history/open/howelsen.html>

Howelsen Hill, located across the Yampa River from downtown Steamboat Springs, and owned and operated by the city, has the distinction of being one of the country's oldest ski areas in continuous use. It is the only ski area listed on the Colorado State Register of Historic Places. Over the decades nearly 70 Winter Olympians have trained on its slopes and jumps. Prior to its use as a ski hill it was the town's Elk Park, a small wildlife preserve. And prior to the arrival of Norwegian skier Carl Howelsen in 1913, skiing was regarded only as a practical means of getting about in snow during Colorado's long winters. Howelsen would introduce the sporting aspects of skiing to the populace with ski jumping and cross-country competitions. His influence would be felt throughout the Rocky Mountains. He made his home in a cabin in Strawberry Park just north of town and found work as a mason and bricklayer when not involved with skiing.

Early 1914 found Howelsen organizing the Steamboat Springs Winter Sports Club training program for youngsters, and the first Winter Carnival that featured a ski jumping exhibition on Woodchuck Hill, site of the present Colorado Mountain College. Convinced that ski jumping records could be broken if he had a steeper slope, he looked to the north-facing hill across the river that abutted Elk Park. That fall, trees and brush were cleared and a jump built, ready for the town's second Winter Carnival. The slope was named Howelsen Hill in 1917. The elk herd was relocated a few years later.

Howelsen Hill, with a vertical rise of only 440 feet, would remain a jumping hill through the 1920s when interest in the Alpine disciplines, slalom and downhill, would surface. In 1931 a slalom course was cleared on the east flank of the hill and the first slalom events held.

The first lift on Howelsen Hill was a boat tow, built in 1934, nothing more than a sled pulled by cable to haul lumber and other construction materials up to repair and maintain the jumps. By then there were two take-off platforms. Because this crude lift was found to be useable by skiers, in 1937 it was relocated and extended to the top of Howelsen Hill and rebuilt as a double-reversible, or "jigback," with two ten-passenger sleds pulled by an electric winch at the base. This homemade tow, with a length of 1000 feet and vertical rise of 440 feet, would see service till 1970.

In 1935 the first Winter Carnival Night Show, with torchlight parades, ski jumping through a fiery hoop and fireworks was presented on Howelsen Hill. The following year would see the first "Lighted Man" spectacle. Night skiing was offered as early as 1937 and is still featured.

In 1945 a rope tow for beginners was built on Sulphur Cave Hill just west of the jumps. Work began on the base lodge: it was completed in 1946. Mechanisms were in place, namely Steamboat's skiing heritage, post-war optimism, and possible competition with two major Colorado areas, Aspen and Winter Park, for this little ski area to consider expansion.

Construction of "The World's Longest Single-Span Ski Lift" began in 1947. With a length of 8,850 feet and a vertical rise of 1,440 feet, it would pass over the top of Howelsen Hill and continue to the summit of Emerald Mountain. It was built by the Mine and Smelter Supply Co. of Denver using patents by Ernest G. Constam, Swiss inventor of the T-bar. The lift had 120 T-bars and 60 single chairs passing through 22 wooden, portal towers, all driven by a 75 hp electric motor at the base. A handsome, log Tow House was built to house the lift's drive machinery as well as the winch for the boat tow. The lift began service at the end of January 1948. The chairs were combined with the T-bars, two T-bars between each chair, for the lift's opening season and the following 1948-'49 season. Beginning that summer the chairs were only used for sightseers and would be replaced by the T-bars for ski season.

Unfortunately the Emerald Mountain Lift would become a victim of inferior technology. Lifts from that period had been built with tower and terminal sheaves with rubber liners. Constam's patents specified unlined steel sheaves, which were not only noisy but the ensuing vibration caused the cable to wear prematurely. The cost of replacing three miles of cable every two years was prohibitive on a lift that was already a financial liability. In 1954 it was shortened to serve only Howelsen Hill. Summer chairlift operation would continue for another two years. The old lifeline and ghosts of ski runs on Emerald Mountain can still be seen. The lift rumbled on till 1969 when the Colorado Passenger Tramway Safety Board condemned it as unsafe as it lacked required safety devices. It was replaced in 1970 by the present (platter) Pomalift. The boat tow was removed as well to accommodate grading of the jump outruns. Its right-of-way would be taken over by the H.S. (Hill Size) 100 jump.

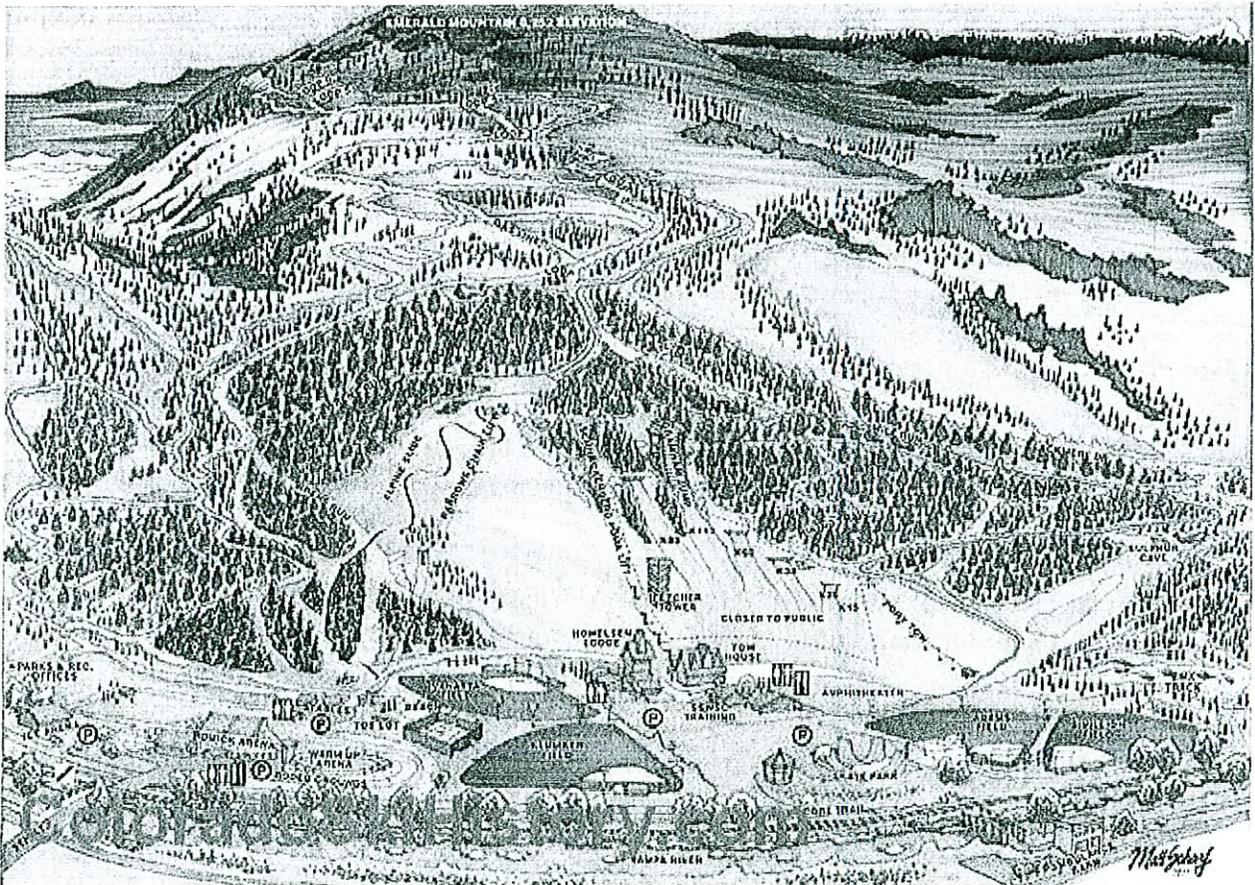
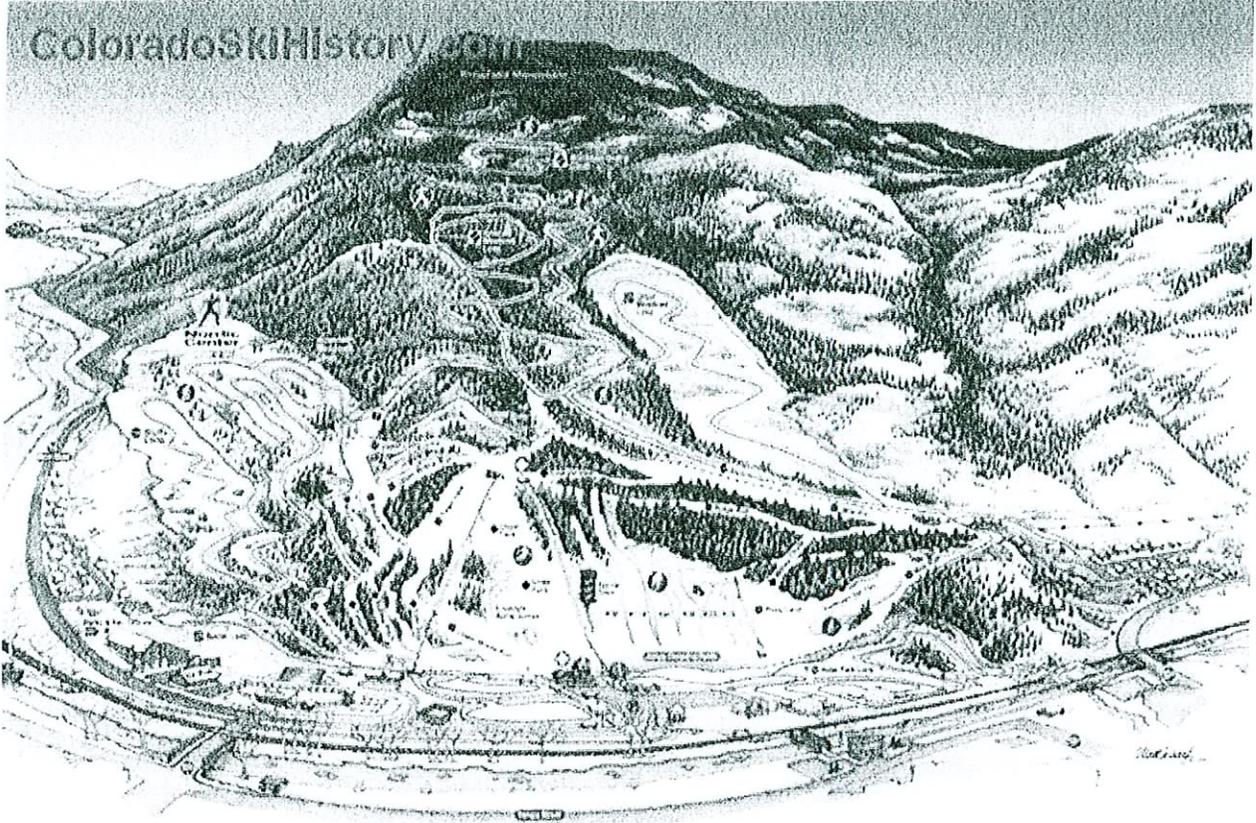
The rope tow was moved from Sulphur Cave in 1953 to serve the slalom hill. This was unsatisfactory as the hill was too steep for a rope tow. In 1955 it was relocated to the present beginners slope. It was replaced by a Pony wire-rope handle-tow in 1989 and the beginners hill named Ponyland. A Heron-Poma double chairlift was installed that year as well, transplanted from the defunct Steamboat Lake area. The chairlift gets its most use in summer, serving the "Howler" alpine slide, built in 1999. In 2003 a Magic Carpet conveyor-belt lift was installed on the Ponyland slope. Four years later another conveyor lift was installed replacing the 1989 Pony handle-tow. It's designed to accommodate snow-tubes for evening tubing activities. Also in 2007 slope lighting was improved. At present there are four lifts serving a dozen trails.

The lodge was expanded in 1991 to include the Olympian Hall meeting room, offices and training facilities.

Since the beginning in 1914 the ski jumps would need rebuilding roughly every five or ten years to meet new regulations as well as to counteract a tendency for the hill to slide. In 1959 the two largest jumps, H.S.127 and H.S.100, were contoured to meet FIS standards. After a fire destroyed the landing platform of the H.S.127 jump in May 1972, it was decided to rebuild the entire complex, taking advantage of Howelsen Hill's natural setting. A steel judge's tower built in 1975 replaced earlier wooden structures. Work was completed in the fall of 1977 and the Howelsen Hill Ski Jumping Complex dedicated in January 1978. There are now seven jumps: H.S.127, 100, 75, 42, 28, 20 and 10. In 2005 a plastic surface was installed on the H.S.75 jump, which permits year-round training.

The ensuing years would see the rise of freestyle skiing and snowboarding. Howelsen Hill would be obliged to adapt to these new trends and provide training facilities. Cross-country skiing, always popular given Carl Howelsen's Nordic roots, would become more so and trails of varying lengths would be cleared. In December 1996 the enclosed Howelsen Ice Arena was completed. No longer did skaters have to shovel tons of fresh snow from makeshift rinks to enjoy their sport. Prior to that date, ice-skating in Steamboat Springs was regarded as little more than a novelty.

Summer activities offered at Howelsen Hill have increased over the years. These include baseball/softball fields, a skateboard park, the rodeo grounds, tennis and volleyball courts, the "Howler" alpine slide, horseback, hiking and mountain bike trails, and concerts held in the bowl formed by the outrun of the jumps. Howelsen Hill, steeped in ski history, will continue to provide a multitude of activities for townspeople and visitors alike, usually at little or no cost, for many years to come.



Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. We believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year- round athletic and entertainment opportunities that will attract additional visitors to the community. We understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Sincerely,



Aric J. Fleming  
Paramedic, Event Medical Solutions Unlimited



THE HOME RANCH, BOX 822 CLARK COLORADO 80428 PHONE: 970-879-1780 FAX: 970-879-1795

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

John Fisher  
President/General Manager  
The Home Ranch

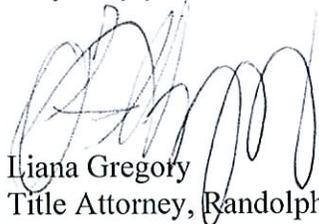
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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,



Liana Gregory  
Title Attorney, Randolph L. Marsh, P.C.

Steamboat Springs Accommodations Tax Committee  
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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

A handwritten signature in black ink, appearing to read "E. N." followed by a long horizontal flourish.

Erin Simmons Nemeec  
970.846.7899

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,



Kevin R Nemece  
970.379.3607

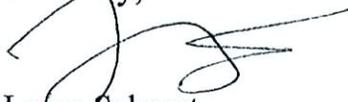
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Steamboat Springs City Council

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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Sincerely,



Laura Sehnert  
Emergency Department Physician



Sensor Solutions Corp

2670 Copper Ridge Circle # 21  
Steamboat Springs, CO 80487  
Ph.970-879-9900  
Fax 970-879-9700

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Howelsen Hill Park is unique to Steamboat Springs, and we believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide a variety of athletic and entertainment opportunities that will attract visitors to the community. Although our group is particularly interested in [rodeo, equestrian, ice hockey, Nordic skiing, etc.] activities, we understand and support the need for public improvements that accommodate a variety of compatible uses. We are particularly excited about the possibility for a [second equestrian arena, second sheet of ice, enhanced trail system, etc.]. These enhancements will make Steamboat Springs even more attractive to groups like us and will help us increase visitors to Steamboat by Sensor Solutions Corp.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Lorenzen". The signature is fluid and cursive, with a large initial "D" and "L".

David Lorenzen  
President



Steamboat Engineering & Architectural Design, Inc.

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

I am writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. I believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community and expand these opportunities for our citizens. I understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. This submittal is a collaborative effort of several groups and thus, provides an excellent opportunity to allow a broad use of the Accommodation Tax funds. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

I urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill Park.

Very truly yours,

Stephen J. Moore, PE  
President  
Steamboat Engineering & Design, Inc.



January 6, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. We believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community. We understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. A complete world class Nordic Facility will make Steamboat a Nordic destination area for worldwide visitors. Adding more trails with the general public in mind will allow for international recreational ski events such as the World Masters Cross Country Ski Championships. This event brings 1200 competitors plus family to the host community for 7-10 days. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Birgitta Lindgren  
Steamboat Ski Touring Center

Accommodation Tax Committee:

The Steamboat Springs Nordic Council is very excited about the future of Emerald Mountain and the Howelsen Hill Sports Complex. This development will expand the opportunity for all outdoor trail enthusiasts and specifically address a critical need that Ski Town USA has for an expanded cross country trail system.

From a cross country skiing view point, there are three very important things that this development will achieve.

From a local standpoint we feel that we are finally recognizing our Nordic heritage and will have the facilities necessary to train future cross country, Nordic combined and biathlete skiers. While Steamboat continues to produce outstanding Nordic athletes, our prestige as a training area has faded badly and more and more athletes are having to leave Steamboat in order to train.

As a competitive venue Steamboat has a reputation for putting on first class events from our local Sven Wiik Challenge to Nordic Combined World Cup Events. The one restriction we have had for every event is field size and trail variety. With the proposed trail expansion we will be able to host high level marathon events similar to the American Birkebeiner. Imagine 1,000-2,000 skiers heading down Lincoln Avenue and off in to the Howelsen Emerald Mountain Trail System, then sweeping in to a dramatic finish at the Rodeo Grounds. With the trail expansion there is no real limit to the type of events we could host. The Steamboat Springs Winters Sports Club will have an opportunity to attract many more top level collegiate, national and international ski events.

The third area of opportunity is making Steamboat Springs a Nordic destination area. Right now no one really comes to Steamboat to use our cross country trails. Our trails are ok for locals and a good way to spend a day or two off the alpine slopes for visitors. Other than the people who come for the occasional competition, visitors do not come to Steamboat to cross country ski. That can all be changed. In North America existing cross country destination areas see 25,000-100,000+ skier days. In our most recent tracking of cross country skier days in Steamboat we recorded around 12,000 skier days. If we do things right there is no reason that we cannot experience 30,000-50,000 skier days and attract 8,000-10,000 new visitors each season.

The summer trail system has already established that "if you build it they will come". In two years the competitor numbers for events held in Emerald Mountain Park area has gone from zero to over 2,500. We believe a winter trail system can far out do that, since unlike single track trails, cross country trails are not limited by trail capacity like single track.

Cross country trails would create an entirely new hub of activity and energy in downtown Steamboat Springs. If 8,000-10,000 new hungry athletes and recreationalists is what you are looking for, please support the Howelsen Hill Sports Complex and the new Emerald Mountain Touring Center.

Toby Leeson

President Steamboat Springs Nordic Council

January 7, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Howelsen Hill Park is unique to Steamboat Springs, and we believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide a variety of athletic and entertainment opportunities that will attract visitors to the community. Although our group is particularly interested in ice hockey, we understand and support the need for public improvements that accommodate a variety of compatible uses. We are particularly excited about the possibility for a second sheet of ice. These enhancements will make Steamboat Springs even more attractive to groups like us and will help us increase visitors to Steamboat by providing sufficient ice time to allow us to host tournaments for more teams and offer additional activities for participants while they are in town. It may also allow us to hold our practices at a time when more of our members can attend.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

  
Sarah Katherman, representing the Steamboat Storm women's hockey team

The following is a list of the members of the Storm:

Diane Anderson	Gayle Criswell
Diane Letson	Jamie Eckroth
Deb Rose	Lani Cleverly
Carrie Campanelli	Patti Chovan
Gretchen Van De Carr	Kelly Halpin
Marey Whelihan	Lisa Lorenz
Julie Worden	
Sheila Henderson	
Siara Atkinson	
Sarah Katherman	
Jodi Lightfoot	
Marie Winter	
Alexa Pighini	

Gary Osteen  
SSWSC Biathlon Coach  
826 Dougherty Road  
Steamboat Springs, CO 80487

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

I support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. All improvements at Howelsen Hill benefit both visitors and locals. I am interested in nordic skiing improvements and it is a dream to see a biathlon range on Howelsen Hill. A biathlon range would bring training camps and competitions to Steamboat Springs and give the local athletes a new path to the U.S. Biathlon team and world cup circuit.

Please favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Thanks,  
Gary Osteen  
SSWSC Biathlon Coach



Steamboat Springs Accommodations Tax Committee

Steamboat Springs City Council

Dear Committee Members and Council Members:

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We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Michael Polucci  
TV18 & Magazine Manager  
Steamboat Today  
P: (970) 871-4215  
[mpolucci@steamboattoday.com](mailto:mpolucci@steamboattoday.com)



431 South Cascade  
Colorado Springs, CO 80903  
Phone: (719) 447-4627  
Fax: (719) 447-4631  
www.wpra.com

Women's Professional Rodeo Association

January 3, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

We are writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Howelsen Hill Park is unique to Steamboat Springs, and we believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide a variety of athletic and entertainment opportunities that will attract visitors to the community. Although we are interested in rodeo events, we understand and support the need for public improvements that accommodate a variety of compatible uses. We are particularly excited about the possibility for a second rodeo arena and other improvements at the arena. These enhancements will make Steamboat Springs even more attractive to our contestants and spectators.

We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Very truly yours,

Kelsey Larsen

WOMEN'S PROFESSIONAL RODEO ASSOCIATION



# Yampa Valley Bank

**PJ Wharton**  
President and CEO  
Phone: 970-875-1645  
Fax: 970-879-2945  
pjwharton@yampavalleybank.com  
P.O. Box 775770  
600 South Lincoln Avenue  
Steamboat Springs, Colorado 80477

January 4, 2013

Steamboat Springs Accommodations Tax Committee  
Steamboat Springs City Council

Dear Committee Members and Council Members:

I am writing in support of the accommodations tax proposal submitted by Howelsen Hill Sports Complex Partners. Steamboat Springs is very fortunate to have Howelsen Hill Park, which embodies the western heritage and athletic lifestyle of the community. I believe the improvements proposed by Howelsen Hill Sports Complex Partners will provide increased year-round athletic and entertainment opportunities that will attract additional visitors to the community. As a Community Bank, we understand and support the idea that public improvements should accommodate a variety of compatible uses, and the plans set forth in this application are a great example of this approach. These improvements will attract more visitors by allowing more and larger events and providing new activities for visitors to enjoy.

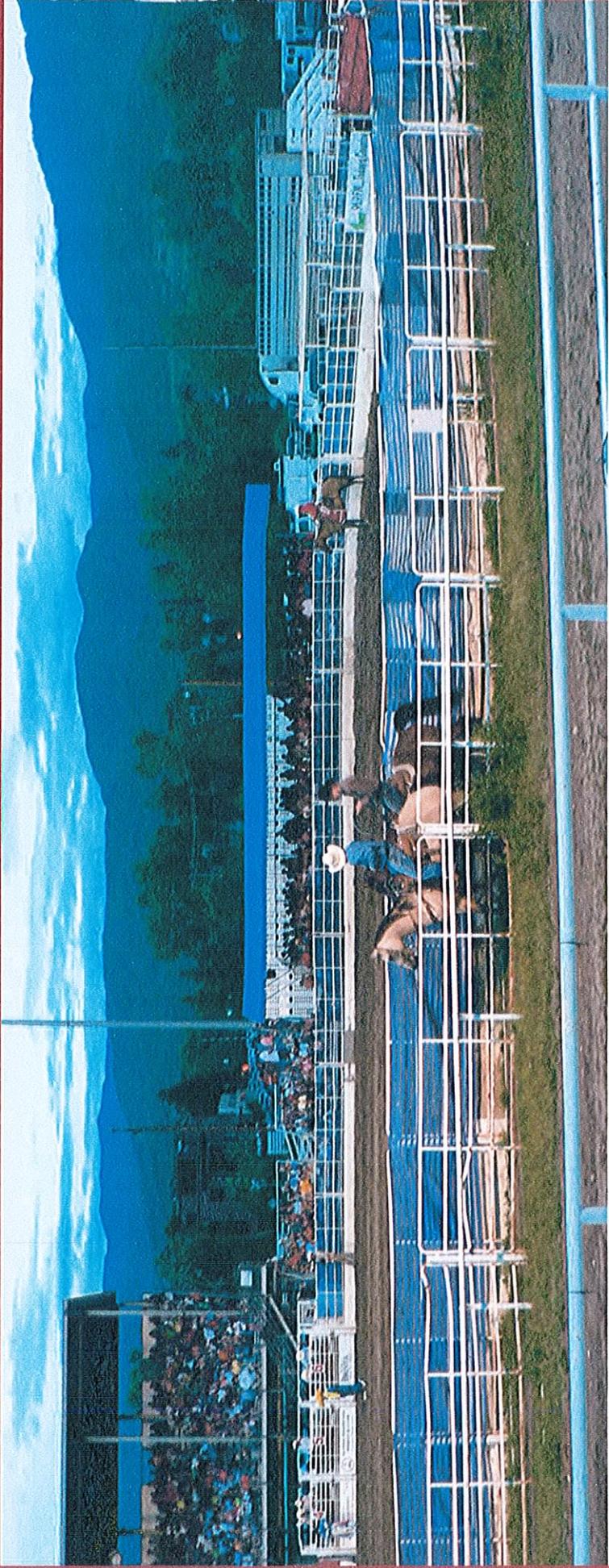
We urge you to favorably consider dedicating the accommodations tax to improvements at Howelsen Hill.

Best Regards,

PJ Wharton  
President & CEO

# **Exhibit 2**

## Rodeo Schematic Plan



# HOWELSEN HILL RODEO FACILITY

SCHEMATIC DESIGN PLAN

City of Steamboat Springs  
April 17, 2012



April 17, 2012  
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*Thank you to our Advisory Committee:*

- Chris Wilson*
- Brent Romick*
- Brian Dellen*
- Ron Martyn*
- Ward Van Scoyk*
- Laura Sankey*

*Consultant Team:*  
*Norris Design*  
*Priefert Complex Designs*  
*Vision Land Consultants*

## 1 - Introduction

The purpose of the project was to develop a Schematic Design Plan for the City of Steamboat Springs' Howelsen Hill Rodeo Facility. The site is approximately 14 acres and located adjacent to the existing ice arena, ski area and baseball fields. The development of the Schematic Design Plan was the first step identified in the Howelsen Hill Master Plan implementation strategy which was approved by City Council in December 2009. The Schematic Design Plan is partially funded with a grant from Great Outdoors Colorado (GOCO).

The Master Plan included site inventory and analysis, public and stakeholder input, community profile and market demands, programming analysis, conceptual designs and implementation plan. The Schematic Design (SD) Plan provides a more detailed design and cost estimate that guides the City, Rodeo Board and community in the creation of an improved event facility that meets several goals established during the kick-off meeting.

### SD Plan Goals:

- Provides increased safety at the facility for animals, contestants and visitors
- Improves the primary arena and secondary arenas, pens and chutes
- Creates a centralized plaza, amphitheater, vendor and kids play area that is multi-purpose and attractive to a broad range of user groups
- Increases the amount and quality of seating
- Increases the number of parking spaces and provides RV hook ups
- Improves the drainage and utility design
- Improves vehicular and pedestrian circulation and access
- Creates an overall greater guest experience
- Improves City efficiency for operations and maintenance and makes the facility more sustainable

## 2 - Stakeholder Input

Stakeholders were involved and provided input throughout the SD Planning process. Open house meetings with stakeholders were held on January 19th and February 28th, and a public workshop with the Parks and Recreation Commission was held on March 28th. Many stakeholders attended the meetings, including the following:

- City Council
- Parks and Recreation Staff
- Planning Staff
- Public Works Staff
- Howelsen Ice Arena Staff
- Howelsen Ski Area Staff
- Public Safety Staff
- Rodeo Board
- Facility Users
- Winter Sports Club (SSWSC)
- Ski Touring
- Equine Community
- Chariot Racing
- Concessions and Vending
- Residents
- Historic Preservation Staff
- Nordic Council
- Emerald Mountain Park Board

In addition to the public open houses, the Advisory Committee, City Staff and consultant team had weekly conference calls to review the program and plans as they were developed. These conferences were essential to keeping on schedule and ensuring that any potential stakeholder ideas were discussed and reviewed with the group.

### Kick-off Meeting

On January 18th and 19th, 2012 the consultant team held a kick-off meeting with City staff and the Advisory Committee for the project. The first day of the kick-off meeting included a site visit and design charrette. Two conceptual plans were developed at the design charrette. On January 19th, the consultant team presented the conceptual plans to the public at an open house held at the Community Center. The conceptual plan 'A' was similar to the plan included in the approved Master Plan, but provided a more detailed layout for livestock handling and rodeo functions. Option 'B' was developed to show an alternative from the Master Plan that accomplished the same goals but created some additional opportunities for the secondary arena.



The Options were presented to the community for feedback, and the team developed a "pros and cons" list for each of the options. The following table identifies the pros and cons for each of the conceptual plans:

Table 1 – Conceptual Plan Community Input / Pros and Cons Option 'A'	
Option 'A'	Option 'A'
Pro	Con
Ease of phasing improvements	Distance to concrete bleachers
Centralized plaza and amenities and services to both arenas	Rough stock loading crosses sidewalk, truck will have to back in
Increased safety for animals, visitors and contestants	Return alley locations
Layout that contestants and visitors are used to – westerly direction and good flow for rodeo functions	Public crossing in between the two arenas if they do not follow the path to the concrete bleachers around the east side
Less conflict and more efficient equipment removal for Nordic and winter operations	Timed event congestion (if timed event pens were removed possibly better layout)
View corridors into both arenas from West Plaza	No ability to cover secondary arena in this location
Timed event central location	
Consolidated parking area for visitors and contestants, more parking area square footage (equivalent to 184 parking spaces)	
Overflow parking lot at ice arena, good connectivity	
Access / traffic flow works well for all user groups	
Plaza design with amphitheater, playground, vendor plaza	
Seating area provided for both arenas	
CMB/Announcer Booth can easily serve both arenas	
Secondary Arena can be sized to accommodate equestrian events	



Table 2 – Conceptual Plan Community Input / Pros and Cons Option 'B'	
Option B'	Option B'
Pro	Con
Increased visitor safety – removal of conflicts to bleacher access, loading, pens, etc.	Significantly less parking - 184 vehicle spaces lost and no separation from guest parking and RV/trailer and animal parking
Consolidated layout for arenas and pens	Not enough site area for two "primary" arenas
Secondary arena could be covered, more multi-purpose for equestrian events, potential for outdoor ice	Difficult to phase this plan
Drainage better on east side of the facility	Stripping chute location in front of bleachers, timed event entry difficult
No conflict getting to concrete bleachers	More bleachers required at northwest side decreases view corridors into arena
Better for labor staff and skiing with removal of conflicts for winter operations on the west side	No centralized location for CMB/Announcer stand
Animals are separated from people	
Festival Street / Plaza more separated from both arenas – more multi-use for non-rodeo and equestrian events	



The City Advisory Committee and consultant team reviewed the conceptual plans, input from the stakeholders and pros and cons list to determine which option would best meet the SD Plan goals. Based on the feedback, the Option 'A' plan moved forward to the Draft Schematic Design Plan.

(Notes from the Public Open House are included in the Appendix.)

### February 28th Open House

The City, Advisory Committee and consultant team developed a more detailed Draft SD Plan that was presented at two open house meetings on February 28th. Several topics were discussed at the meetings, including:

- Arena Design
  - o Increase primary arena size to fully maximize potential event capacity
  - o Add notes for overflow pen space and additional stalls
  - o Add man gates at West Plaza for access into arena for children's events
- Maintenance
  - o Identify an area for maintenance vehicles and operations within the arena footprint
  - o Add wash rack and relocate yard hydrants for maintenance
- Concrete Bleachers
  - o Include plaza west of the bleachers and improvements to existing restrooms
- Emergency Access
  - o Add gate at the east end of the arena with a dedicated ambulance parking space
- Nordic
  - o Discussion about long-term goals for event hosting, which would require an 80' start area (this can be accommodated in the parking area, 60' clear will be provided in the arena)
- Pedestrian Connectivity
  - o Show a sidewalk on both the outside and inside of the perimeter fence

The public comments received were very beneficial to the SD Plan development. The comments were integrated into the Final SD Plan for presentation to the Parks and Recreation Commission and City Council.

(Notes from the Public Open House are included in the Appendix.)

### 3 - Final Schematic Design Plan

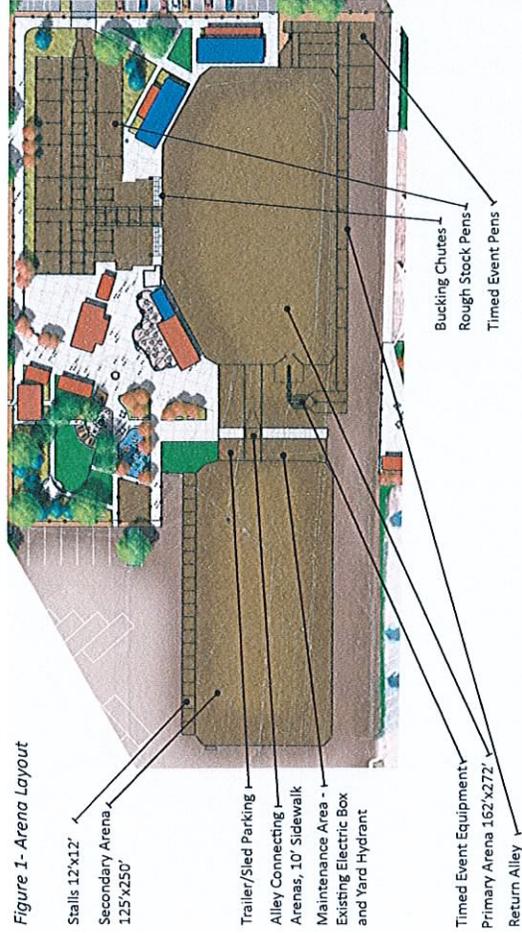
The Final SD Plan provides the City with a functional design that best meets all of the goals established at the beginning of the process. The plan addresses and meets the needs of the Steamboat Springs community, considers cost and value, and will provide the multi-functionality and improved performance of the facility. The following narrative describes some of the important design considerations:

#### Gateway Entry and Security

The redesign of the rough stock pens creates space for a "gateway" entry point into the rodeo facility. The gateway entry point is located at the terminus of 5th Street. The gateway entry is envisioned to include a vertical element that is visible from downtown Steamboat Springs and guides visitors to events in Howelsen Hill. As 5th Street enters the site it will be flanked with banner poles and landscaping, terminating at the gateway and ticket booth.

The gateway entry is intended to be the facility's main ticket booth. A goal of the SD Plan was to increase security and the proposed fencing and limited ticketed access helps to achieve this goal. For large events, additional ticket entry points can be accommodated, but for regular rodeo and weekly events the main ticket booth can be utilized. Fencing is shown on the plan around the perimeter of the plazas, arenas and seating areas. A concrete sidewalk is envisioned to be provided on the interior of the fence, with a crusher fines or gravel walk on the exterior of the fence. There are access gates to accommodate pedestrians and vehicles, including concessions and vendor loading into the plazas and livestock loading to the pens.

Figure 1- Arena Layout



#### Arenas and Rodeo Facilities

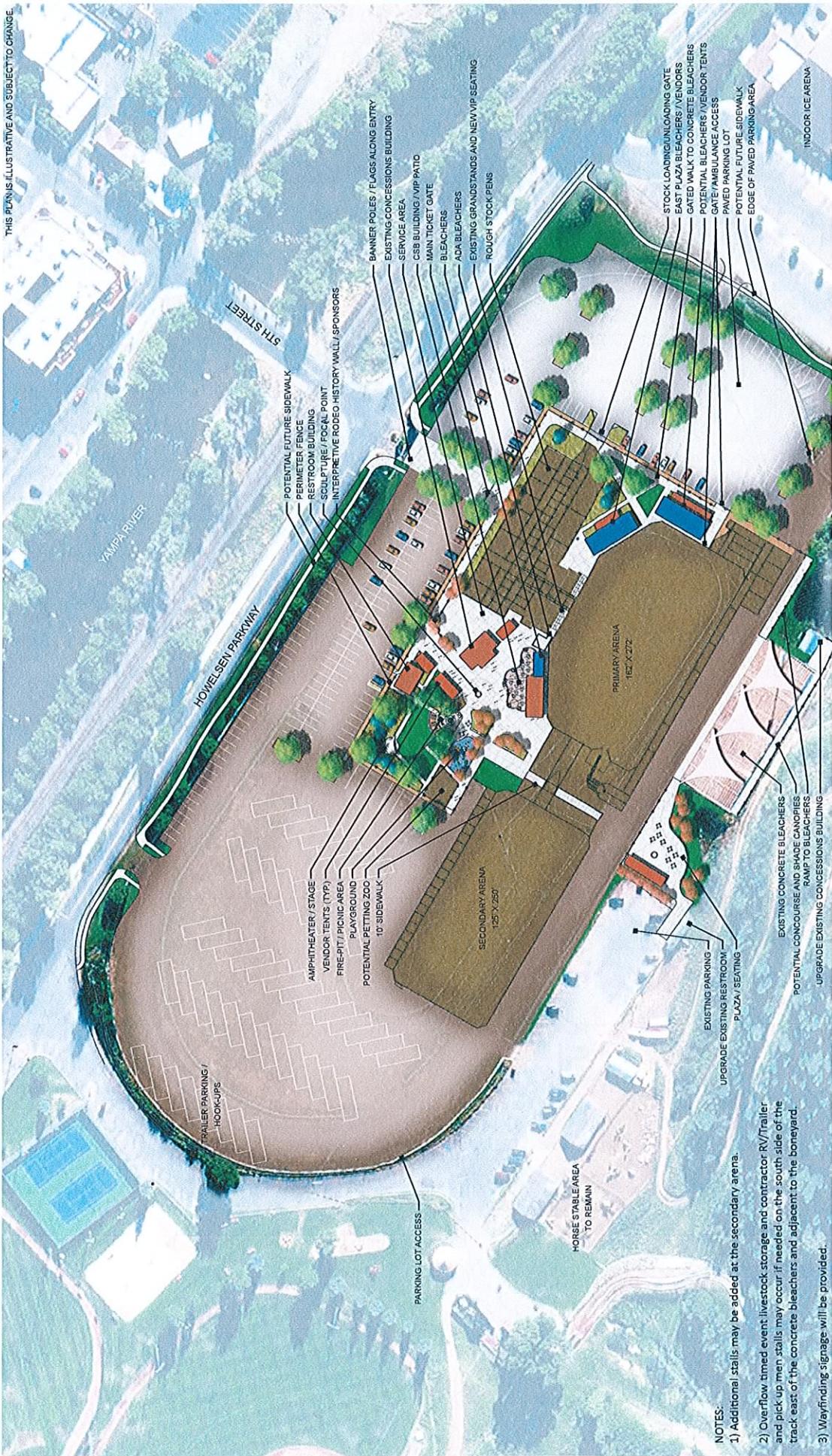
Safety, efficiency and maximizing space for event potential were key considerations in developing the arena, pen and chute design. Per the direction established in the Master Plan, the SD Plan includes a larger primary arena (162' x 272') that remains in its current location. A secondary arena (125' x 250') is included that is aligned on the track straight-away and centered on the primary arena. Twenty stalls (12'x12') are located on the north side of the secondary arena. The track straight-away and curve on the west side of the facility also remain intact in the SD Plan.

The arenas are configured to allow for efficient maintenance during winter Nordic operations, as well as increase space available for plaza, event space and parking. In addition, there is space north of the secondary arena to allow for the arena to increase in size or include additional stalls in the future.

The rough stock pens are in the same general location as existing, but are consolidated and decreased in footprint size by approximately 2,000 square feet. The bucking chutes also remain in their existing location, but the area under the existing metal grandstand is re-configured to increase contestant and animal safety.

The timed event pens continue to be located on the southeast side of the arena. The timed event pens have also been consolidated and decreased in footprint size by approximately 8,600 square feet. There was some concern expressed by the Rodeo Board regarding this reduction in pen square footage for large events, like the Fourth of July, therefore an overflow timed event pen location has been identified. This overflow area would be located east of the concrete bleachers in the shade of existing Cottonwood trees.

THIS PLAN IS ILLUSTRATIVE AND SUBJECT TO CHANGE.



- NOTES:
- 1) Additional stalls may be added at the secondary arena.
  - 2) Overflow timed event livestock storage and contractor RV/Trailer and pick up men stalls may occur if needed on the south side of the track east of the concrete bleachers and adjacent to the boneyard.
  - 3) Wayfinding signage will be provided.

**HOWELSEN HILL RODEO FACILITY SCHEMATIC DESIGN PLAN**

3.28.12



**Plazas**

A primary goal of both the Master Plan and SD Plan was to create a community gathering place in Howelsen Hill Park. The new plazas at Howelsen Hill Rodeo Facility are designed to provide for community gathering year-round and accommodate a variety of events and group sizes. The overall visitor experience was another important consideration; therefore three plaza spaces have been created that provide amenities in different locations throughout the facility.

Upon entry at the main ticket booth, visitors to the facility can follow the interior sidewalk to the West or East plazas, and access the concrete bleachers. The West Plaza is located on the northwest side of the primary arena. West Plaza is the hub of activity for the arena, and includes a large plaza space, an event lawn with stage, restrooms accessible from inside or outside the facility, vendor tent space, playground, picnic area, fire pit, and public art. The existing concessions building is included in the plan, and a screened loading and storage area for "back of house" operations has been created on the north side of the building. The screen wall will also be used for sponsor banners and interpretive signage. Interpretive and directional signage is encouraged to be located throughout the project.

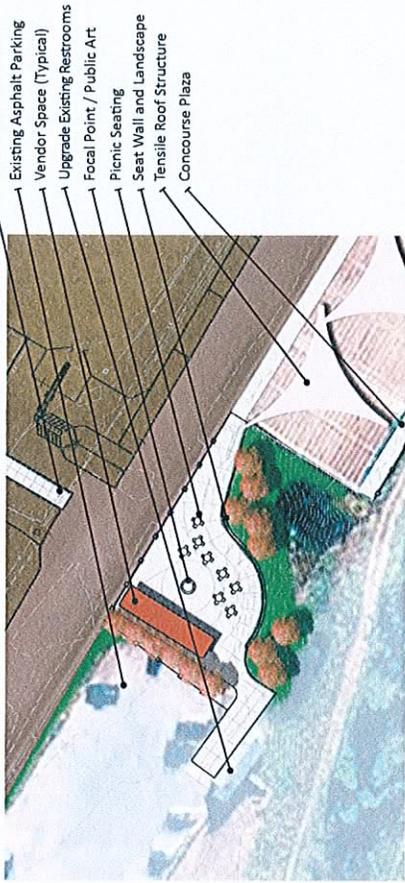
A new "vip" plaza is developed adjacent to the proposed Competition Management Building (CMB). The space is proposed to be at the same grade as the main plaza space, and would include high top tables and overhead lighting. The proposed CMB footprint is 800 square feet, and was conceptually programmed to be two stories and include a secretary's office, a winterized restroom and shower, a secured closet space, announcer's booth, audio visual equipment, and vip seating. The potential to have a deck outside of the announcer's booth on the second level was discussed, along with a roof-top deck for additional vip seating and facility rental.

Figure 2 - West Plaza



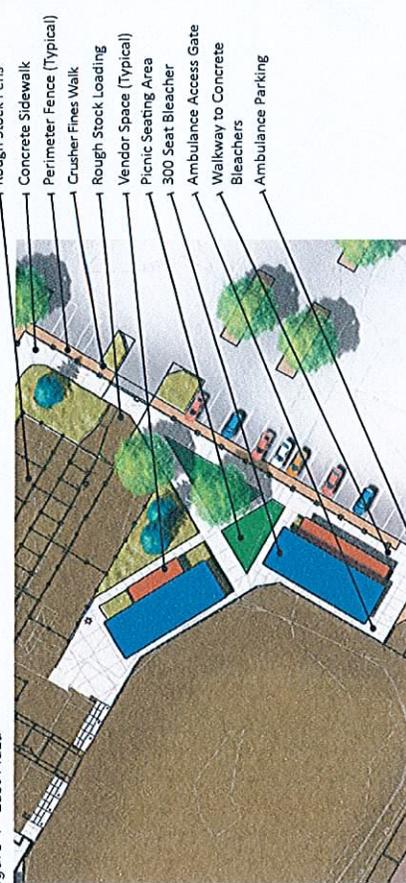
A new plaza space west of the existing concrete bleachers creates a focal point at the terminus of the walkway from the West Plaza, along with vendor space and picnic seating. The existing restrooms in this area are proposed to be upgraded. A concourse plaza along the top of the existing bleachers is also proposed. This area would connect to an existing building that is proposed to be refurbished as a concession stand. The concrete bleachers can also be accessed from the east side of the primary arena.

Figure 3 - Concrete Bleachers



The East Plaza was created to provide amenities for the proposed new seating on the northeast side of the primary arena. The East Plaza has vendor tent space, seating and landscape areas with interpretive signage. The sidewalk extends from the plaza to the concrete bleachers.

Figure 4 - East Plaza



Access to the concrete bleachers is still provided in between the two arenas via a fenced 10' concrete sidewalk. The sidewalk and fencing is provided to increase safety for visitors, contestants and animals.

**Seating**

Increasing the quantity and quality of seating was an important consideration during the SD Plan process. The Master Plan contemplated several large, elevated bleachers. During the SD Plan process, these bleachers were discussed and the concept was eliminated because of the high cost to build this type of structure. The following chart describes the existing and proposed seating that is included in the SD Plan:

*Table 3 - Proposed Seating*

Seat Location	Existing	New / Proposed
Metal Grandstands	600	150 VIP Seats
Concrete Bleachers	1,750	Restore and Improve
ADA Bleachers	35	Adequate
Portable Bleachers	200	Relocate
VIP Bleachers	150	Relocate
East Plaza Bleachers	600	600
VIP Roof Deck		600 square feet
<b>TOTAL</b>	<b>2,735</b>	<b>750 Seats, 600 SF Roof Deck</b>
<b>GRAND TOTAL</b>	<b>3,485 + 600 sf Roof Deck</b>	

One potential method proposed to incorporate additional VIP seats is to utilize the space located between the existing metal grandstand and the bucking chutes. The stairs that extend down into the chutes from this area could access a platform that could accommodate up to 150 additional seats. These seats would be valuable and provide an intimate rodeo experience.

The concrete bleachers are proposed to be restored with concrete and covered with a tensile roof structure. The seats would maintain their historic character, while being improved and potentially made more comfortable with the addition of a wood bench or recycled product seating. A tensile roof structure would improve the quality of the seating and provide refuge during inclement weather for patrons on the south side of the facility.

The East Plaza includes two new 300-seat bleachers. These are proposed to be accessed from grade and are not proposed to be elevated. These seats would provide increase seating capacity in the arena while eliminating the higher cost of elevated bleachers.

**Parking and Multi-modal Access**

Parking at Howelsen Hill Park is limited, and a goal of the SD Plan was to increase parking lot efficiency, along with adding RV Hook-ups to the rodeo facility. The following chart details the parking provided:

*Table 4 - Proposed Parking*

Parking Space Type	Quantity	Parking Surface Material
RV Hook-Up	8	Gravel / Animal Friendly
RV Trailer Parking	46	Gravel / Animal Friendly
Vehicular	135	Gravel / Animal Friendly
Vehicular	184	Asphalt
Vehicular ADA	3	Asphalt
<b>TOTAL</b>	<b>377</b>	

In addition to the increased vehicular and RV/Trailer parking, the SD Plan includes bicycle parking. The SD Plan has

limited space available for parking; therefore multi-modal transportation should be integrated into the facility to promote alternative ways to visit the site.

**Access and Circulation**

Concerns about access into and out of the Howelsen Hill facility have been addressed in the SD Plan with the addition of a new curb cut west of the existing access at 5th Street, and a stronger connection between the ice arena parking lot and proposed rodeo facility parking lot. The new curb cuts and connections will allow for better traffic flow during events, as well as reduce potential vehicular stacking over the railroad tracks and Yampa River. The proposed additional curb cuts and paved surface improvements to the parking areas will also allow for buses, RVs and trailers to enter and exit the site more smoothly.

**Drainage**

The drainage improvements for the Howelsen Hill Rodeo Facility have been designed such that they can be completed to correspond with the overall rodeo improvements. The overall drainage concept will include grading and a limited amount of suitable fill material to be imported into the rodeo area to facilitate positive drainage flow away from the rodeo facilities and high pedestrian traffic areas. The drainage concept will include overland flow and a sub-surface under drain or French drain type system to route storm water to the north, and will include drainage ditches on both the east and west sides of the rodeo grounds.

When the Group 1 improvements are made (see Cost Estimates), drainage improvements will include a sub-surface drain, grading, imported fill material for under the existing grandstands and the proposed livestock pens, and a water quality/detention facility. The sub-surface drain will include an east/west trending mainline from the northwest corner of the rodeo facility, parallel with the frontage road to approximately the main entrance to the rodeo facility, then perpendicular to the south to the arena. The sub-surface drain is proposed to encircle the perimeter of the existing arena. The sub-surface drain will collect storm water flows from the perimeter of the arena, from the main grandstand area, and will also be designed for a connection to the proposed roof gutters which are proposed for the existing grandstands. This drain will discharge to a proposed water quality/detention facility in the northwest corner of the rodeo grounds.

When the Group 2 improvements are made (see Cost Estimates), drainage improvements should include a sub-surface drain with area drains for the plaza area. This will strategically place the area drains within the plaza area to collect storm runoff and convey the runoff to the existing mainline constructed with the rodeo arenas and pens. This phase will also include a sub-surface drain or storm drain system for the proposed parking east of the arena. The surface stormwater in this area will be collected and conveyed to the north to a proposed water quality/detention facility which will discharge to the existing drain channel between the frontage road and the railroad tracks. The proposed sub-surface drain from the parking area will connect to the mainline sub-surface drain.

Some optional drainage improvements can also be implemented to improve the overall drainage of the site. This would include a sub-surface drain or storm drain system for the western contestant parking area. This storm drain system will collect storm runoff and convey it to the north to the proposed water quality/detention facility in the northwest corner of the rodeo grounds. This area may be able to be graded such that the storm runoff can be conveyed overland and therefore eliminate the need for a sub-surface drain system. If a sub-surface drain is required, it will connect the mainline constructed with the arena and pen improvements.

**Utilities**

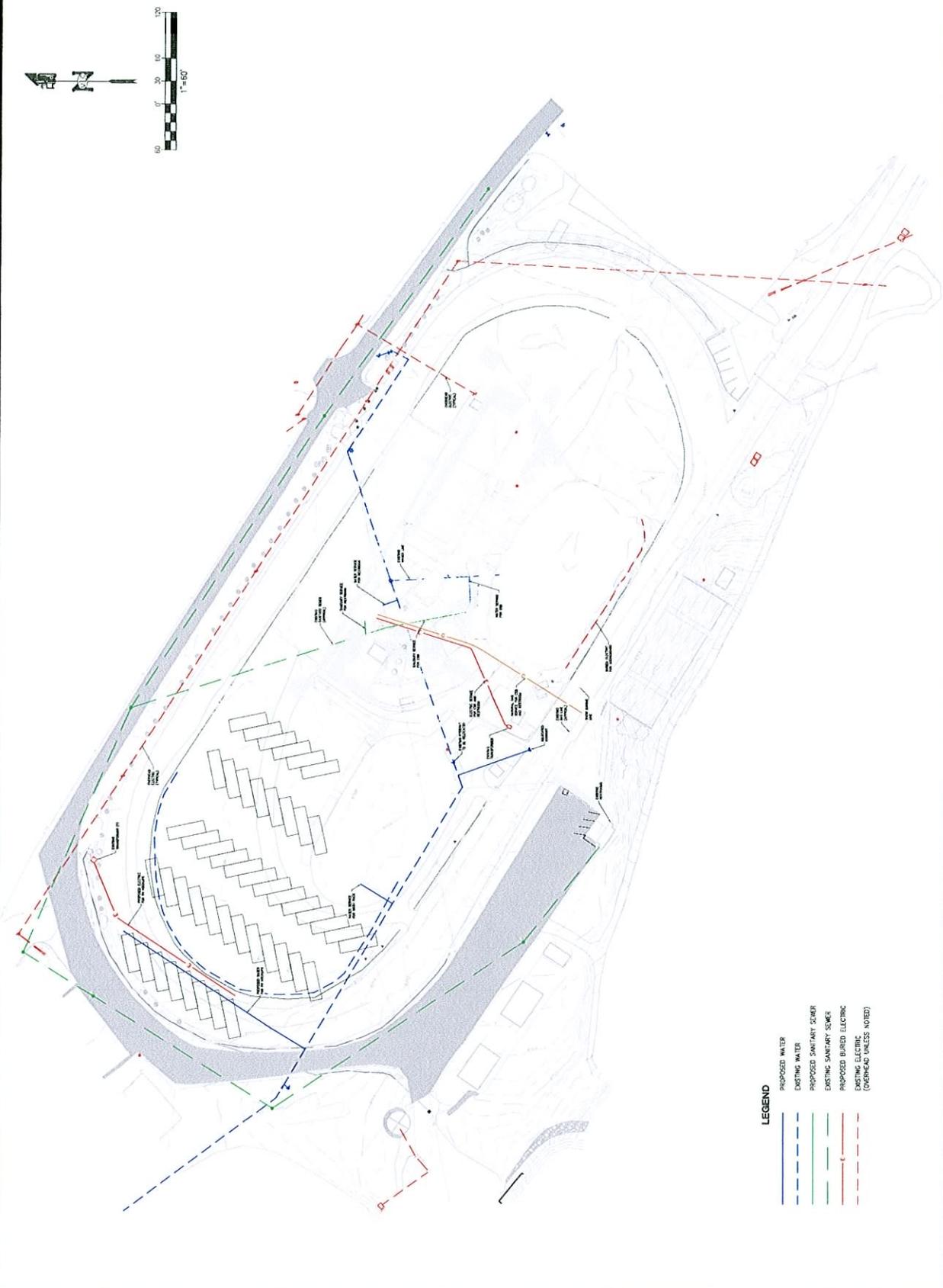
The SD Plan includes water and sewer utility extensions to the Competition Management Building (CMB) and new restrooms, and a gas line extension to the fire pit. Irrigation for the primary and secondary arenas was considered, but not included at this time. Irrigation can be provided to the arenas with a controller located in the CMB.



CIVIL ENGINEERS  
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603 PARK DRIVE, SUITE 100  
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PHONE (303) 941-7355 FAX (303) 941-2963

INFORMATION  
SHOWN IS SUBJECT  
TO CHANGE  
CONSTRUCTION

DATE	NO.	REVISIONS	ORDERED BY	BY
04/11/12	001	NO. 2450.E0		



HOWESEN HILL RODEO  
 PRELIMINARY  
 DRAINAGE PLAN  
 STEAMBOAT SPRINGS, COLORADO

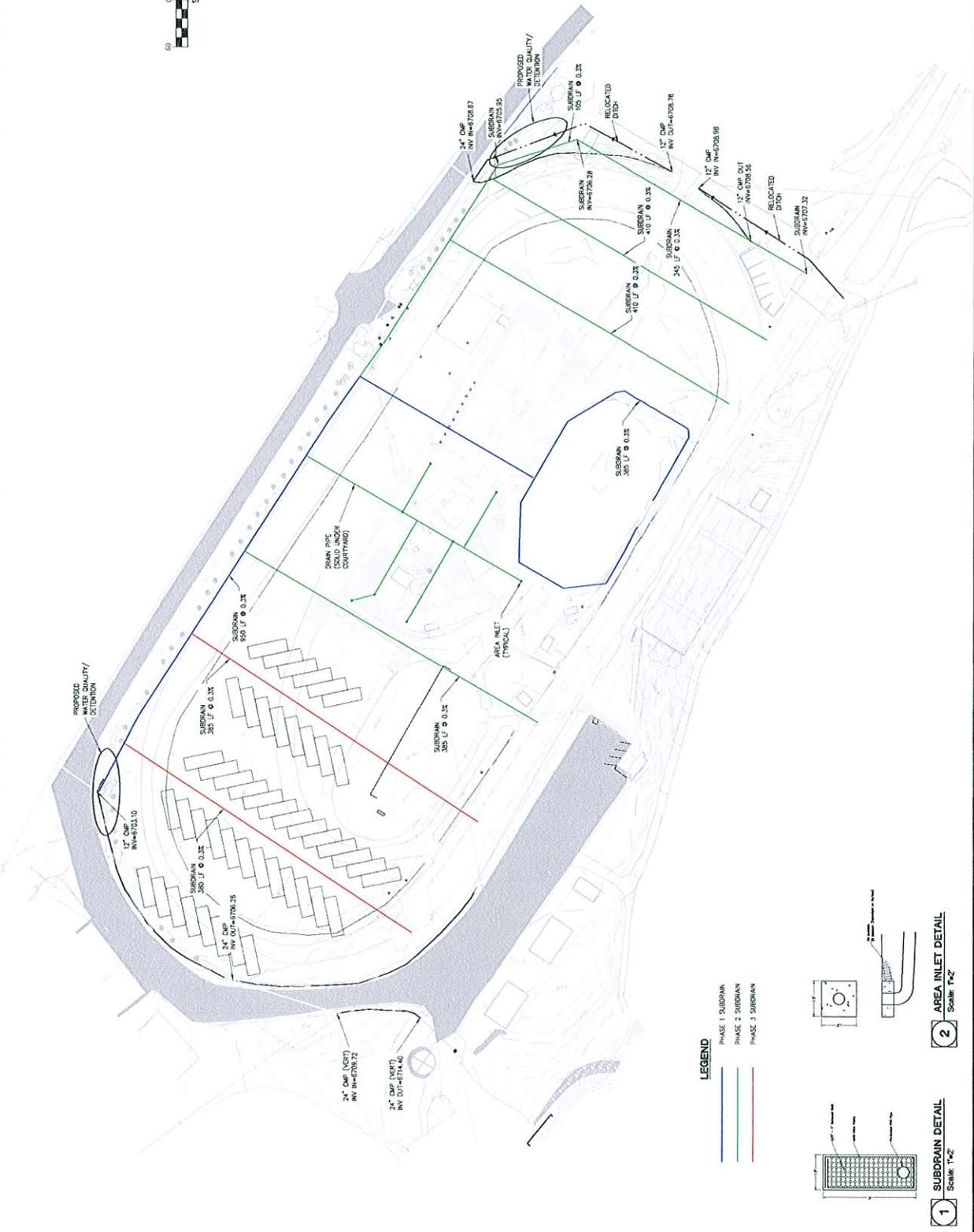
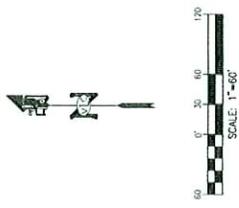
EX-2  
 SHEET



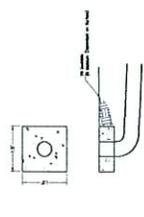
CONSULTANTS, INC.  
 601 KATE HAYDEN BLVD  
 STE 100  
 PHOENIX, AZ 85018  
 PHONE: (602) 974-7333 FAX: (602) 974-2828

CONSTRUCTION  
 INFORMATION  
 TO CHANGE  
 SHOWN IS SUBJECT  
 TO CHANGE

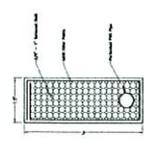
DATE	BY	REVISIONS	CHECKED BY	DT
02/11/12	XXX/XXX	02/11/12	XXX/XXX	BT



- LEGEND**
- PHASE 1 SUBDRAIN
  - PHASE 2 SUBDRAIN
  - PHASE 3 SUBDRAIN



1 SUBDRAIN DETAIL  
 SCALE: 1/2\"/>



2 AREA INLET DETAIL  
 SCALE: 1/2\"/>

[P:\23010-Howesen Hill Rodeo\Drawings\CD\Inlets\23010-Subdrain-Layout.dwg] [Apr 11, 2012 - 10:09am]



CONSULTANTS, INC.  
807 MAIN STREET, SUITE 100  
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CONTRIBUTION MANAGER  
AND PROJECT MANAGER

DATE	NO.	BY	REVISIONS
04/11/12	J05	NO	24505.03
			RECORD BY: DR

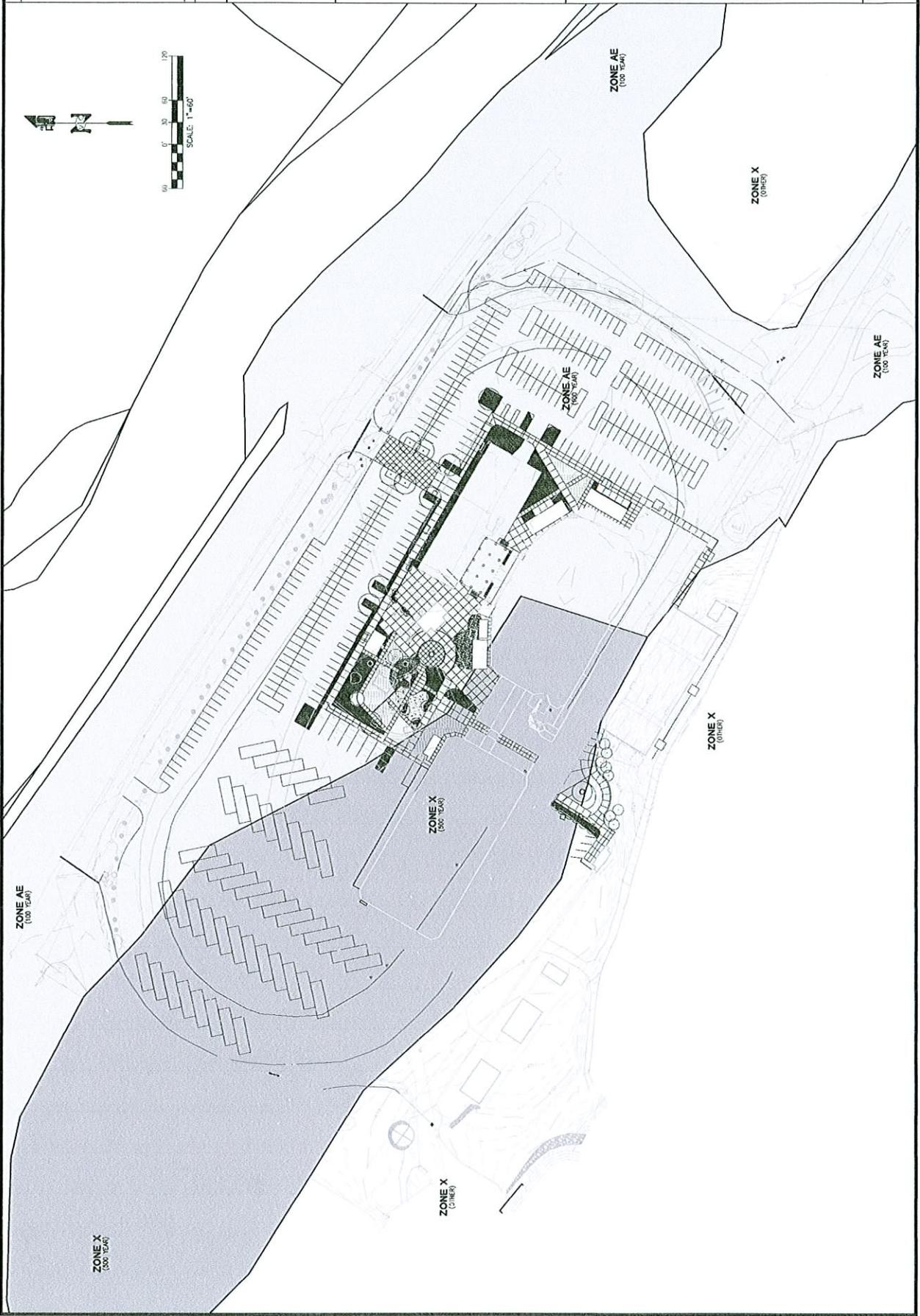


Table 5 - Cost Estimate - Group 1 Improvements

Item	Quantity	Unit*	Cost	Total
<b>Demolition</b>				
Demo Existing Main Rodeo and Associated Pens, Chutes, Alleys	1	ls	\$11,400.00	\$11,400.00
Demo / Rebuild Warm Up Arena and Stalls	1	ls	\$3,700.00	\$3,700.00
Demo Existing Concrete (saw cut and remove)	538	sf	\$2.00	\$1,076.00
Demo Existing Curb and Sidewalk on Howelsen Access	2	ea	\$1,000.00	\$2,000.00
Demo Existing Secretary Building and Announcer Stand	1	ls	\$1,100.00	\$1,100.00
Demo Existing Lighting	3	ea	\$300.00	\$900.00
Demo Existing Fire Hydrant	1	ls	\$1,000.00	\$1,000.00
Demo Existing Yard Hydrant	1	ls	\$400.00	\$400.00
Demo Existing Track Railing	1	ls	\$6,800.00	\$6,800.00
Demo Existing Scoreboard	1	ls	\$3,000.00	\$3,000.00
TOTAL Demolition				\$31,376.00
<b>General Site Work, Grading and Drainage Improvements</b>				
Site Grading (Arena, Vehicular Entries)	24100	sy	\$1.50	\$36,150.00
Subdrain (Perforated Drains)	1550	lf	\$25.00	\$38,750.00
Swale	790	lf	\$12.00	\$9,480.00
Roof Drains (grandstand)	1	ls	\$7,500.00	\$7,500.00
Sidewalk (between arenas)	1000	sf	\$6.00	\$6,000.00
Howelsen Parkway Entrances	2	ea	\$3,000.00	\$6,000.00
Gravel Parking Lot Material Processing, Testing, Loading, Placing, Grading, Watering, Leveling and Compacting (3,680 ton)	1	ls	\$84,000.00	\$84,000.00
Gravel Parking Lot Freight (3,680 ton)	1	ls	\$15,000.00	\$15,000.00
TOTAL General Site Work, Grading and Drainage				\$202,880.00
<b>Utilities Improvements</b>				
FH Assembly w/ Tee, TB, DIP, Valve Etc.	1	ea	\$5,000.00	\$5,000.00
6-inch DIP (Hydrant Relocate)	100	lf	\$44.00	\$4,400.00
Water (RV Hook-up-Yard Hydrant)	8	ea	\$250.00	\$2,000.00
1-inch water service (RV Hook-up)	285	lf	\$20.00	\$5,700.00
1-inch water service (Wash Rack)	50	lf	\$20.00	\$1,000.00
Electrical (Arena)	300	lf	\$12.00	\$3,600.00
Electrical (RV Hook-up)	260	lf	\$12.00	\$3,120.00
Electrical Service Risers (RV Hook-up)	8	ea	\$400.00	\$3,200.00
Electrical - Scoreboard (Wiring)	200	lf	\$12.00	\$2,400.00
Scoreboard (new)	1	ea	\$50,000.00	\$50,000.00
Lighting allowance arena	1	ls	\$50,000.00	\$50,000.00

**Maintenance**  
 The City will maintain the existing bone yard which is located east of the rodeo facility near the Parks and Recreation building. All large maintenance and equipment storage should be located in this area. There is designated space for maintenance vehicles and operations in between the primary and secondary arenas. This area will include the existing electric box, yard hydrant and shed for storage of tools that are often needed quickly during a rodeo event. Parking for surfacing implements and ambulatory sled will also be provided in this space, which is easily accessible from the primary and secondary arenas.

**Winter Use**  
 Ensuring that the proposed plan will work with winter events was critical to the SD Planning process. Figure 5 illustrates the winter needs for the Steamboat Springs Winter Sports Club (SSWSC), including Nordic racing.

Figure 5 - Nordic Overlay



**4 - Cost Estimates**

The Cost Estimate is based on the Final SD Plan. The cost estimate is shown in three improvement groups. The groups describe all of the improvements that are necessary for successful implementation of the improvements associated with the group. The three groups are:

- Group 1 - Arenas and Pens, Demo, Site Work
- Group 2 - West Plaza and Parking, Demo, Site Work
- Group 3 - East Plaza and Concrete Bleachers

Audio/Visual allowance	1	ls	\$50,000.00	\$50,000.00
TOTAL Utilities				\$180,420.00
<b>Arena Improvements</b>				
Primary Arena and Timed Event Equipment	1	ls	\$88,000.00	\$88,000.00
Primary Arena Alley	1	ls	\$13,000.00	\$13,000.00
Rough Stock Equipment and Pens	1	ls	\$171,000.00	\$171,000.00
Freight	1	ls	\$15,000.00	\$15,000.00
Installation	1	ls	\$25,000.00	\$25,000.00
Footings	1	ls	\$15,000.00	\$15,000.00
Shading (Rough Stock and Timed Event Pens)	16,000	sf	\$0.50	\$8,000.00
TOTAL Arenas				\$335,000.00
GRAND TOTAL - Group 1				\$749,676.00

Table 6 - Cost Estimate - Group 2 Improvements

Item	Quantity	Unit*	Cost	Total
<b>Demolition</b>				
Demo Existing Restroom Building	1	ls	\$5,000.00	\$5,000.00
Demo Existing Concrete and Asphalt (saw cut and remove)	4,996	sf	\$3.00	\$14,988.00
Demo Ice Rink Access Point	1	ea	\$500.00	\$500.00
Demo Existing Fencing	1,662	lf	\$2.00	\$3,324.00
TOTAL Demolition				\$23,812.00
<b>West Plaza Improvements</b>				
Standard Plaza Paving / Sidewalk	24,600	sf	\$6.00	\$147,600.00
Enhanced Plaza Paving	1,960	sf	\$15.00	\$29,400.00
5th Street Enhanced Paving	3,330	sf	\$7.00	\$23,310.00
Concrete Curb - 6" vertical (landscape beds)	725	lf	\$15.00	\$10,875.00
Concrete Curb - 6" ribbon curb (separate paving)	335	lf	\$8.00	\$2,680.00
Crusher Fines	1,635	sf	\$2.00	\$3,270.00
Landscape Beds (with irrigation)	11,887	sf	\$6.00	\$71,322.00
Landscape Turf (with irrigation)	6,050	sf	\$1.50	\$9,075.00
Landscape Evergreen Trees	8	ea	\$450.00	\$3,600.00
Landscape Ornamental Trees	10	ea	\$400.00	\$4,000.00
Landscape Shade Trees	14	ea	\$450.00	\$6,300.00
Tree Protection	7	ea	\$250.00	\$1,750.00
Railroad Tie Planters (parking lot)	1,575	lf	\$8.00	\$12,600.00
Bike Racks	17	ea	\$300.00	\$5,100.00
Benches	8	ea	\$1,200.00	\$9,600.00
Picnic Tables	13	ea	\$1,200.00	\$15,600.00

High Top Tables	14	ea	\$800.00	\$11,200.00
Fire Pit	1	ea	\$5,000.00	\$5,000.00
Seat Walls	405	ff	\$50.00	\$20,250.00
Art	1	ea	\$5,000.00	\$5,000.00
Playground (equipment and surfacing)	1	ea	\$100,000.00	\$100,000.00
Overhead String Lights / Poles	1	ea	\$5,000.00	\$5,000.00
Screen Wall	85	lf	\$40.00	\$3,400.00
Trash/Recycle/Compost Containers	12	ea	\$500.00	\$6,000.00
Gateway / Ticket Booth	1	ea	\$75,000.00	\$75,000.00
Stage / Amphitheater with Tensile Roof	1	ea	\$70,000.00	\$70,000.00
Banner Poles	15	ea	\$800.00	\$12,000.00
Petting Zoo Fencing	100	lf	\$25.00	\$2,500.00
Perimeter Fencing	910	lf	\$25.00	\$22,750.00
Gates / Pedestrian	20	lf	\$40.00	\$800.00
Gates / Vehicular	3	ea	\$2,500.00	\$7,500.00
Restroom Building	1	ls	\$150,000.00	\$150,000.00
TOTAL West Plaza				\$852,482.00

**Competition Management Building (CMB)**

2-story with Roof Deck, 800 sf footprint	1	ls	\$400,000.00	\$400,000.00
TOTAL CMB				\$400,000.00

**General Site Work, Grading and Drainage**

Asphalt Parking Lot	9110	sy	\$20.00	\$182,200.00
Subgrade Prep	9110	sy	\$1.65	\$15,031.50
Class 6 - ABC (6-inch)	1520	cy	\$48.00	\$72,960.00
Class 6 - ABC - Parking Lot	569	cy	\$48.00	\$27,312.00
Curb	2366	lf	\$13.00	\$30,758.00
Ice Rink Access (New Entrance)	1	ls	\$2,000.00	\$2,000.00
Subdrain (Perforated Drain)	684	lf	\$25.00	\$17,100.00
8" PVC C900 - Floor Drain	580	lf	\$45.00	\$26,100.00
Area Drains - Nyloplast	8	ea	\$750.00	\$6,000.00
Culverts (12" CMP)	67	lf	\$45.00	\$3,015.00
Site Grading	21240	SY	\$1.50	\$31,860.00
TOTAL General Site Work				\$414,336.50

**Utility Improvements**

3/4" Water Service (Restroom and CMB)	2	ea	\$1,000.00	\$2,000.00
Sanitary Service Wye (Restroom and CMB)	2	ea	\$1,000.00	\$2,000.00
6" Water Main Extension	100	lf	\$44.00	\$4,400.00
Sanitary Sewer Main	100	lf	\$50.00	\$5,000.00
Electrical Trench and Backfill	300	lf	\$12.00	\$3,600.00

Gas Trench and Backfill (From Ice Rink)	825	If	\$12.00	\$9,900.00
Electrical allowance - stage	1	ls	\$75,000.00	\$75,000.00
Lighting allowance - stage and plaza	1	ls	\$25,000.00	\$25,000.00
AV allowance - stage	1	ls	\$10,000.00	\$10,000.00
TOTAL Utilities				\$136,900.00
<b>Arena Improvements</b>				
Secondary Arena	1	ls	\$41,000.00	\$41,000.00
Freight	1	ls	\$3,999.00	\$3,999.00
Installation	1	ls	\$5,000.00	\$5,000.00
TOTAL Arenas				\$49,999.00
GRAND TOTAL Group 2				\$1,877,529.50

Table 7 - Cost Estimate - Group 3 Improvements

Item	Quantity	Unit*	Cost	Total
<b>East Plaza Improvements</b>				
Standard Plaza Paving / Sidewalk	5,620	sf	\$6.00	\$33,720.00
Bleachers (20'x60')	2	ea	\$40,000.00	\$80,000.00
Landscape Beds (with irrigation)	3,650	sf	\$6.00	\$21,900.00
Landscape Turf (with irrigation)	1,320	sf	\$1.50	\$1,980.00
Landscape Evergreen Trees	2	ea	\$450.00	\$900.00
Landscape Shade Trees	3	ea	\$450.00	\$1,350.00
Benches	2	ea	\$1,200.00	\$2,400.00
Trash/Recycle/Compost Containers	2	ea	\$500.00	\$1,000.00
Perimeter Fencing	400	If	\$25.00	\$10,000.00
Gates / Pedestrian	10	If	\$40.00	\$400.00
Gates / Vehicular	2	ea	\$2,500.00	\$5,000.00
VIP Seating at main grandstand	1	ea	\$75,000.00	\$75,000.00
TOTAL East Plaza				\$233,650.00
<b>Concrete Bleachers Improvements</b>				
Standard Plaza Paving / Sidewalk	7,276	sf	\$6.00	\$43,656.00
Bleacher Refurbishment allowance	1	ls	\$50,000.00	\$50,000.00
Bleacher Railings	435	If	\$25.00	\$10,875.00
Roof / Tensile Structure	1	l.s.	\$400,000.00	\$400,000.00
Seat Wall	120	ff	\$50.00	\$6,000.00
Landscape Beds (with irrigation)	650	sf	\$6.00	\$3,900.00
Landscape Ornamental Trees	14	ea	\$400.00	\$5,600.00
Benches	2	ea	\$1,200.00	\$2,400.00
Trash/Recycle/Compost Containers	4	ea	\$500.00	\$2,000.00
Picnic Tables	8	ea	\$1,200.00	\$9,600.00

Art / Focal Point	1	ea	\$5,000.00	\$5,000.00
Perimeter Fencing	565	If	\$25.00	\$14,125.00
Upgrade Existing Restroom	1	l.s.	\$10,000.00	\$10,000.00
Upgrade Existing Building (Concessions)	1	l.s.	\$10,000.00	\$10,000.00
TOTAL Concrete Bleachers				\$573,156.00
<b>Utility Improvements</b>				
Electrical trench and Backfill	250	If	\$12.00	\$3,000.00
Electrical allowance (COSS)	1	ls	\$5,000.00	\$5,000.00
Lighting allowance (COSS)	1	ls	\$10,000.00	\$10,000.00
TOTAL Utilities				\$18,000.00
GRAND TOTAL Group 3				\$824,806.00

<b>Cost Estimate Summary</b>				
Group 1 Sub-Total				\$749,676.00
Group 2 Sub-Total				\$1,877,529.50
Group 3 Sub-Total				\$824,806.00
Sub-Total All				\$3,452,011.50
10% Contingency				\$345,201.15
Design Costs (Design Development/Construction Documents/City Planning and Development Approval Processing)				\$175,000.00
<b>GRAND TOTAL</b>				<b>\$3,972,212.65</b>

Cost Estimate Notes:

- 1) Does not include mobilization and profit for contractor. This would typically be an additional estimate of 10-15% of the construction cost per improvement group.
- 2) Does not include building permit or tap fees that may be required from the City.
- 3) Quantities are taken from existing conditions survey (by others) and proposed Schematic Design Plan.
- 4) The grading estimate assumes that the elevation of the facility will not be raised.

\*Unit Notes: sf - square feet, ea - each, If - linear feet, ls - lump sum, sy - square yards, cy - cubic yards, ff - face foot