Town Council
Monday, September 14, 2026
4:00 PM
Work Session
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615
You can watch the meeting live online on our website at tosv.com.

Agenda

1. **Start Time 4:00 P.M.**

2. **Items for Discussion**

   2.A. Updating Housing Mitigation Nexus Study - continued discussion

   2.B. Review and Discussion Regarding a Draft Memorandum of Understanding with the Fire Authority Regarding Wildfire Mitigation Efforts

   2.C. Mall Transit Center Roundtable recap and next steps

3. **Adjournment**

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 14, 2026

Agenda Item:
Updating Housing Mitigation Nexus Study - continued discussion

Presented by:
Michelle Bonfils Thibeault, AICP, Community Development Director

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Background:
Housing is consistently one of the highest priorities for the Snowmass Village community to ensure the future economic and social sustainability of the Town. Ordinance No. 03, Series of 2011 required developers to provide housing for 60% of total employees generated by development based on an Employee Housing Mitigation Support Study by RRC Associates, Inc. The 2018 Comprehensive Plan reinforces the goal of mitigating development by providing workforce housing including Goal E.2 to increase Employee Housing beyond 60% to housing full-time year-round employees.

The Planning Commission adopted Resolution No. 11, Series of 2025 and the Town Council subsequently adopted Ordinance No. 1, Series of 2026 to increase the mitigation rate from 60% to 100% acknowledging no meaningful progress toward the shortfall of 508 units described in a previous Housing Needs Assessment had been accomplished.

In April 2026, EPS was contracted by the Town to further review the details of the Housing Mitigation requirements including current Employee Generation Rates for commercial and residential development including redevelopment and the application of those mitigation rates.

The presentation from August 17, 2026 is available here: Housing Mitigation Linkage Update

Financial Impact:

Applicability to Council Goals & Objectives:
2018 Comprehensive Plan – Applicable Strategic Initiatives

- Focus on new development and/or redevelopment within the identified CPAs.

- Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town.
- Strengthen local economic opportunities to assure vibrancy

2018 Comprehensive Plan – applicable Goals

- Goal E: Expand Housing Choice & Affordability
- Goal E.1: Focus New Housing within the Nodes
- Goal E.2: Provide More Employee Housing

Council Options:
At the August 17, 2026 meeting, Town Council held discussion about Employee Generation Rates for commercial and residential development including redevelopment and the application of those mitigation rates. Generally, Council agreed with recommendations to simplify mitigation categories (i.e. from 11 commercial categories to two); to update employee generation rates based on current data and legally defensible methods; and to add residential remodel as a development activity requiring mitigation.

Additionally, there was general acceptance of the proposed updated Fee-In-Lieu calculations based on a required unit size to be mitigated for increasing from 448sf studio to a 750sf unit; 1.75 employees/unit; and the fee calculation based on $945/SF. The proposed updated calculations were found to be consistent with peer communities.

CALCULATION INPUTS

[SUBHEADING HERE]

Informed by local data, housing policies, peer communities

Variable	Recommended Value	Rationale
Unit size	750 sf	Between 1-bed and 2-bed unit sizes
Employees per unit	1.75	Used by nearly all peer communities
Unit price per sf	$945/sf	The Draw Site construction ($817/sf) + recent land sale ($128/sf)

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Town Council requested additional information regarding:

1. Employee generation rates related to residential operations and maintenance (O&M) employment and residential construction employment (summary described below)

RESIDENTIAL METHODOLOGY

- **Residential employment generation** =
  Initial construction employment
  + ongoing operations & maintenance employment
- **Construction employment** = employment in construction industry sectors associated with the building of a new home or addition
  - Excludes employment in related sectors
    (e.g. architecture, engineering, building materials retailers, etc. – covered by commercial mitig.)
- **O&M employment** = Selected services delivered to or provided at the home
  - Home operations *(property managers, HOA services, etc.)*
  - Home maintenance *(landscapers, cleaners, etc.)*
  - Home service *(personal assistants, pet sitters, etc.)*
  - *Excluded: Services delivered at commercial establishments (covered by commercial housing mitigation requirements)*

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2. Consideration of lowering the commercial mitigation redevelopment credit from 115% to 100% -- further discussion should consider the existing Comprehensive Plan goals and the pursuant incentive in the land use code:

- Comprehensive Plan Goal B.2 Encourage Redevelopment and Rehabilitation in the Village Core: Amend the Land Use and Development Code to provide incentives for redevelopment and rehabilitation in the Village Core.
- Town code section 16A-4-410(e)(1) the developer shall receive a credit toward restricted housing requirements of up to one hundred fifteen percent (115%) of the housing mitigation that would be required on the existing square footage and use of the building to be redeveloped

3. Clarification of what defines a remodel versus a scrape and replace building permit

- Mechanisms for determining the category of work will be further investigated as part of the Code Amendment process after the policy is approved.
- There are various scenarios for scrape and replace (i.e. disaster versus new build) that will need to be defined as exempt or nonexempt activities.
- Remodel is generally defined as not increasing square footage, whereas new

build activity is based on the addition of square footage to a structure.

Staff Recommendation:
Staff recommends Town Council hear a presentation by EPS and Staff, have discussion to direct staff on key inputs and policy questions related to Mitigation Rate, Mitigation unit size, and Mitigation unit price (Fee-In-Lieu).

With Council input, a draft Ordinance will be brought forward for First and Second readings to formally adopt a final policy and associated land use code amendments.

Attachments:
1. Housing Mitigation Presentation for Town Council 9-14-2026

Town of Snowmass Village Residential and Commercial Linkage Update

Town Council Presentation

September 14, 2026

Economic & Planning Systems, Inc.
The Economics of Land Use

OAKLAND
SACRAMENTO
LOS ANGELES
DENVER

www.epsys.com

AUGUST 17 MEETING RECAP

What we heard:

- **Agreement** on maintaining 100% mitigation rate
- **Agreement** on new mitigation categories and generation rates
- **Agreement** on adding residential remodel as a mitigation category
- **Agreement** on unit size and price per SF for fee-in-lieu calculation
  - 750 SF
  - 1.75 employees/unit
  - $945/SF
- **Interest in** removing 115% credit for commercial mitigation

AGENDA TODAY

1. Briefly review:
   - Results of employee generation update
   - Review each generation rate and what applies by category
   - Mitigation calculation examples and comparison to peer communities
2. Review and discuss key questions:
   - Maintain 115% commercial redevelopment credit?
   - Residential remodel permit value threshold
   - Assessment of fee based on permit type
3. Next Steps

RESIDENTIAL METHODOLOGY

- Methodology produces a **clear legal nexus** between development and employment generation
- **Employment generation** =
  Initial construction employment
  \+ ongoing operations & maintenance employment
- **Construction employment** = employment in construction industry sectors associated with the building of a new home or addition
- **O&M employment** = Selected services delivered to or provided at the home
  - Home operations *(property managers, HOA services, etc.)*
  - Home maintenance *(landscapers, cleaners, etc.)*
  - Home service *(personal assistants, pet sitters, etc.)*
- Residential uses have both construction and O&M, while commercial has O&M only

GENERATION RATE SUMMARY

Description	New Floor Area Condotel *per 1,000sf*	All other Residential *per 1,000sf*	Hotel *per room*	All other Commercial *per 1,000sf*	Remodel ($) Residential Remodel *per $1 million*
Construction	0.0943	0.0943	--	--	0.0673
O&M	0.2881	0.1003	0.62	3.00	--
Total	**0.3824**	**0.1946**	**0.62**	**3.00**	**0.0673**

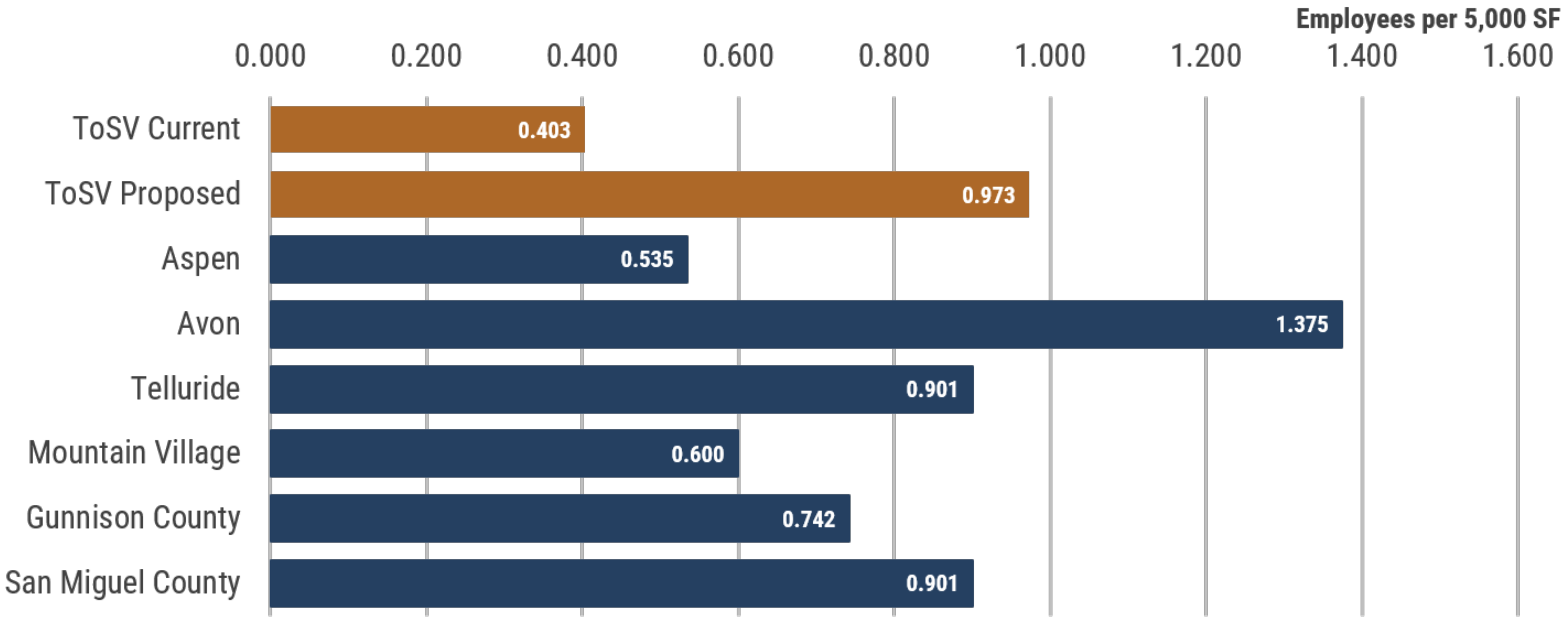
Source: RRC Associates, Economic & Planning Systems

Peer Comparison

Residential and Commercial Generation Rates

PEER COMPARISON – RESIDENTIAL

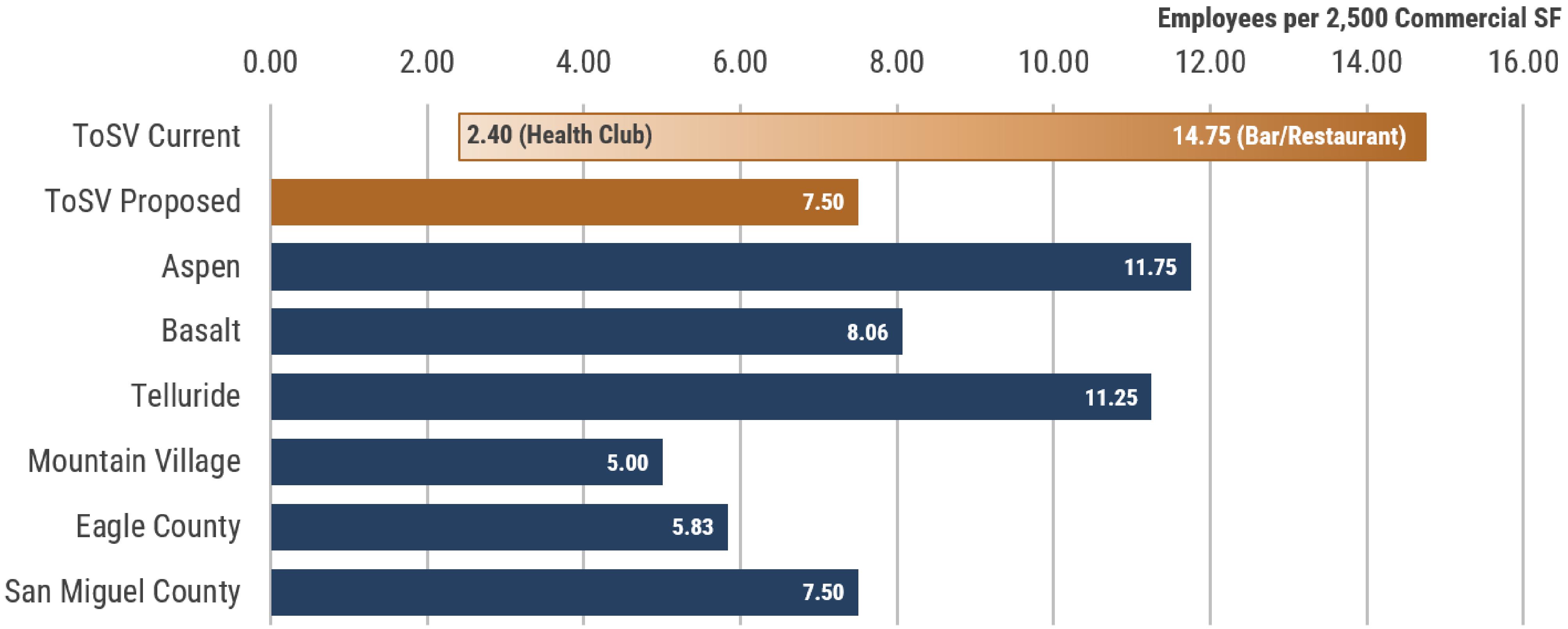
EMPLOYEES GENERATED PER 5,000SF OF SINGLE-FAMILY



Source: Economic & Planning Systems, RRC Associates

PEER COMPARISON – COMMERCIAL

EMPLOYEES GENERATED PER 2,500SF OF COMMERCIAL



Note: ToSV Current bar ranges from 2.40 for Health Club to 14.75 for Restaurant/Bar.

Source: Economic & Planning Systems, RRC Associates

Mitigation in Practice

Mitigation Units and Fee-in-Lieu

MITIGATION PROCESS

1. Apply job generation factors to new development = # of new employees
2. # of employees x employees per unit x mitigation rate = mitigation units needed
3. Mitigation unit size (sf) x mitigation units needed = mitigation sq. feet
4. **It is preferrable to accept units (equal to mitigation sq. feet) vs. fee-in-lieu**
5. If units not possible, use fee-in-lieu:
    1. Calculate fee per sf based on affordability gap between market-rate unit and what a workforce household can afford + administrative fee
    2. Fee per sf x mitigation sf = fee-in-lieu $ amount

AFFORDABILITY GAP CALCULATION

	Description		Notes and Sources
[A]	2-person HH 80% AMI	$87,840	Pitkin County 2025 80% AMI for 2-person HH.
[B]	Supportable monthly payment	$2,196	[A] / 12 * 30%
[C]	Taxes/HOA/insurance	$439	[B] x 20%
[D]	**Monthly mortgage payment**	**$1,757**	[B] - [C]
[E]	Supportable loan amount	$277,900	Assuming 30-year term and 6.5% interest rate.
[F]	**Max. purchase price**	**$292,526**	[E] / 0.95 (5% down payment).
[G]	Mitigation unit size	750sf	Town Code Section 16A-4-410
[H]	Market price per sq. foot	$945	$817 psf + $128 for land
[I]	**Market price per unit**	**$708,857**	[G] x [H]
[J]	Affordability gap	$416,330	[I] - [F]
[K]	Administrative fee	15%	2008 study, p. 13.
[L]	Administrative fee amount	$62,450	[J] x [K]
[M]	**Total fee per unit**	**$478,780**	[J] + [L]
[O]	**Total fee per sq. foot**	**$638**	[M] / [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems

EXAMPLE: RESIDENTIAL FEE-IN-LIEU

SINGLE FAMILY

	Description	Snowmass Village				Peers: Residential Linkage						Peers: IZ		Notes and Sources
		Current		Updated										
		100% mitigation	*60% mitigation*	*100% mitigation*	*60% mitigation*	Aspen	Avon	Telluride	Mountain Village	Gunnison County	San Miguel County	Vail	Basalt	
	Employee Generation													
[A]	New Raw Residential Square Feet	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	Test input
[B]	**Employees Generated per 5,000sf**	**0.403**	**0.403**	**0.973**	**0.973**	**0.535**	**1.375**	**0.901**	**0.600**	**0.742**	**0.901**	---	---	[A] x generation rate or [A] in generation formula
	Mitigation Area													
	Inclusionary Zoning													
[C]	GRFA ratio (est.)	---	---	---	---	---	---	---	---	---	---	74%	74%	Estimate based on Vail data.
[D]	Set-Aside Rate	---	---	---	---	---	---	---	---	---	---	10%	20%	Policy
	Linkage													
[E]	Mitigation Rate	100%	60%	100%	60%	100%	25%	90%	60%	40%	90%	---	---	Policy
[F]	Employees per Unit	1.00	1.00	1.75	1.75	1.75	1.75	1.75	1.75	1.77	1.75	---	---	Survey. ToSV set equal to peers
[G]	Unit Size (sf)	448	448	750	750	700	750	700	700	850	700	825	950	Policy
[H]	**Square feet to be mitigated**	**181**	**108**	**417**	**250**	**214**	**147**	**324**	**144**	**143**	**324**	**369**	**737**	[B] x [E] x [G] / [F] for linkage [A] x [C] x [D] for IZ
	Fee-in-Lieu													
[I]	Affordability Gap per FTE	---	---	---	---	$431,077	$87,483	---	---	---	---	---	---	Gap between market unit and affordable unit. Gap may be per SF or per FTE.
[J]	Fee per Square Foot	$638	$638	$638	$638	---	---	$902	$606	$307	$928	$676	$538	
[K]	**Total Fee Amount**	**$115,323**	**$69,194**	**$266,202**	**$159,721**	**$230,626**	**$30,072**	**$292,595**	**$87,264**	**$43,827**	**$301,029**	**$249,112**	**$396,660**	[J] x [H] or [B] x [E] x [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

Note: Fee per square foot for Basalt is for Category 2: 81% - 100% AMI.

EXAMPLE: HOTEL FEE-IN-LIEU

		Snowmass Village				Peers: Hotel					
		Current		Updated							
	Description	*100% mitigation*	*60% mitigation*	*100% mitigation*	*60% mitigation*	Aspen	Vail	Telluride	Mountain Village	San Miguel County	Notes and Sources
	Employee Generation										
[A]	New Hotel Rooms	100	100	100	100	100	100	100	100	100	Test input
[B]	Employee Generation Rate (per room)	0.38	0.38	0.62	0.62	0.60	0.60	0.33	0.50	1.50	Town codes.
[C]	**Employees Generated**	**38.0**	**38.0**	**62.0**	**62.0**	**60.0**	**60.0**	**33.0**	**50.0**	**150.0**	**[A] x [B]**
	Mitigation Units										
[D]	Mitigation Rate	100%	60%	100%	60%	65%	20%	40%	40%	15%	Town codes.
[E]	Employees per Unit	1.75	1.75	1.75	1.75	1.75	1.50	1.75	1.75	1.75	Town codes.
[F]	**Units to be Mitigated**	**21.71**	**13.03**	**35.43**	**21.26**	**22.29**	**8.00**	**7.54**	**11.43**	**12.86**	[C] x [D] / [E]
[G]	Unit Size (sf)	750	750	750	750	700	825	700	700	700	Town codes.
[H]	**Square feet to be mitigated**	**16,286**	**9,771**	**26,571**	**15,943**	**15,600**	**6,600**	**5,280**	**8,000**	**9,000**	[F] x [G]
	Fee-in-Lieu										
[I]	Affordability Gap per FTE	---	---	---	---	$431,077	---	---	---	---	Gap between market unit and affordable unit. Gap may be per SF or per FTE.
[J]	Fee per Square Foot	$638	$638	$638	$638	---	$676	$902	$606	$928	
[K]	**Total Fee Amount**	**$10,396,363**	**$6,237,818**	**$16,962,487**	**$10,177,492**	**$16,812,003**	**$4,459,950**	**$4,762,560**	**$4,848,000**	**$8,352,000**	[H] x [J] or [C] x [D] x [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

Commercial Redevelopment Credit

COMMERCIAL REDEVELOPMENT CREDIT

- Current 115% credit for mitigation floor area for commercial redevelopment projects
- **No mitigation required** on all existing square footage + additional 15% of existing floor area

	Description	Snowmass Village, 100% Mit. 115% Credit	Snowmass Village, 100% Mit. No Credit	Notes and Sources
	Employee Generation			
[A]	Existing Commercial Square Feet	1,500	1,500	Test input
[B]	Redevelopment Credit %	115%	100%	Town code.
[C]	**Credited Square Feet**	**1,725**	**1,500**	[A] x [B]
[D]	Total Commerical Square Feet after Redevelopment	4,000	4,000	Test input
[E]	Credited Square Feet	1,725	1,500	[C]
[F]	**Square Feet Required to Mitigate**	**2,275**	**2,500**	[D] - [E]
[G]	Employee Generation Rate (per 1,000sf)	3.00	3.00	Updated 2026.
[H]	**Employees Generated**	**6.83**	**7.50**	[F] x [G] / 1,000
	Mitigation Units			
[I]	Mitigation Rate	100%	100%	Updated 2026.
[J]	Employees per Unit	1.75	1.75	Updated 2026.
[K]	**Units to be Mitigated**	**3.90**	**4.29**	[H] x [I] / [J]
[L]	Unit Size (sf)	750	750	Updated 2026.
[M]	**Square feet to be mitigated**	**2,925**	**3,214**	[K] x [L]
	Fee-in-Lieu			
[N]	Fee per Square Foot	$638	$638	Based on gap between market unit and workforce unit.
[O]	**Total Fee Amount**	**$1,867,241**	**$2,051,914**	[M] x [N]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

COMMERCIAL PEER COMPARISON W/ CREDIT

	Description	Snowmass Village 100% Mitigation 115% credit	Snowmass Village 100% Mitigation No credit	Peers: Commercial Aspen	Basalt	Telluride	Mountain Village	Eagle County	Notes and Sources
	Employee Generation								
[A]	Eligible Commercial Square Feet	2,275	2,500	2,500	2,500	2,500	2,500	2,500	Test input
[B]	Employee Generation Rate (per 1,000sf)	3.00	3.00	4.70	3.23	4.50	2.00	2.33	Town codes.
[C]	**Employees Generated**	**6.83**	**7.50**	**11.75**	**8.06**	**11.25**	**5.00**	**5.83**	[A] x [B] / 1,000
	Mitigation Units								
[D]	Mitigation Rate	100%	100%	65%	15%	40%	40%	45%	Town codes.
[E]	Employees per Unit	1.75	1.75	1.75	1.43	1.50	1.75	1.75	Town codes.
[F]	**Units to be Mitigated**	**3.90**	**4.29**	**4.36**	**0.85**	**3.00**	**1.14**	**1.50**	[C] x [D] / [E]
[G]	Unit Size (sf)	750	750	700	950	825	700	700	Town codes.
[K]	AMI Level	80%	80%	80%	80%	100% (Cat 2)	80%	80%	Town codes.
	Affordability Gap per Unit	$478,780	$478,780	$754,385	--	$557,494	---	$424,200	Gap between market unit and affordable workforce unit
[H]	**Square feet to be mitigated**	**2,925**	**3,214**	**3,055**	**804**	**2,475**	**800**	**1,050**	[F] x [G]
	Fee-in-Lieu								
[I]	Affordability Gap per FTE	---	---	$431,077	---	---	---	---	Gap between market unit and affordable unit. Gap may be per SF or per FTE.
[J]	Fee per Square Foot	$638	$638	---	$538	$676	$902	$606	
[K]	**Total Fee Amount**	**$1,867,241**	**$2,051,914**	**$3,292,351**	**$432,354**	**$1,672,481**	**$721,600**	**$636,300**	[H] x [J] or [C] x [D] x [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

Residential Remodel

Generation and Mitigation

RESIDENTIAL REMODEL MITIGATION

Key issues:

1. Review & confirm employee generation calculation
2. Permit value threshold
3. Definition of remodel vs. addition

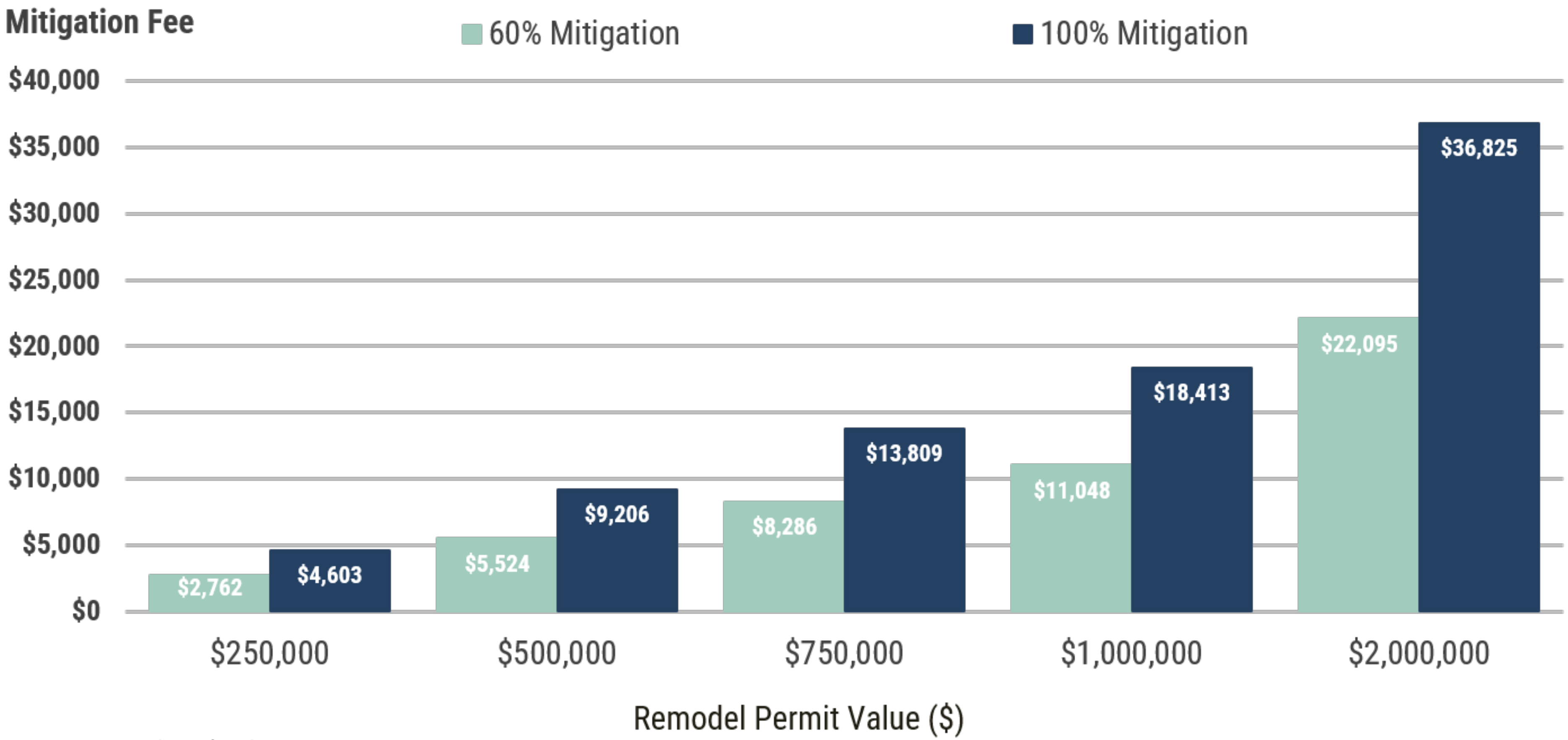
EXAMPLE: RESIDENTIAL REMODEL

	Description	Remodel Fee-in-Lieu 100% mit.	Remodel Fee-in-Lieu 60% mit.	Notes and Sources
	Employee Generation			
[A]	Employee generation rate	0.0673	0.0673	Town Code Section 16A-4-410; RRC Assoc.
	per	*$1,000,000*	*$1,000,000*	
[B]	Remodel permit vaue	$500,000	$500,000	Test input
[C]	**Employees generated**	**0.034**	**0.034**	[A] x [B] / 1,000,000
	Mitigation Units			
[D]	Mitigation rate	100%	60%	Town Code Section 16A-4-400.
[E]	Employees per unit	1.75	1.75	
[F]	**Units to be Mitigated**	**0.02**	**0.01**	[C] x [D] / [E]
[G]	Unit size (sf)	750sf	750sf	Town Code Section 16A-4-410.
[H]	**Square feet to be mitigated**	**14sf**	**9sf**	[F] x [G]
[I]	Gap per sq. foot	$638	$638	See Gap Calculation table.
[J]	**Fee in Lieu**	**$9,206**	**$5,524**	[H] x [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

FEES BY PERMIT VALUE

2016-2026 avg. remodel permit value = $445,000



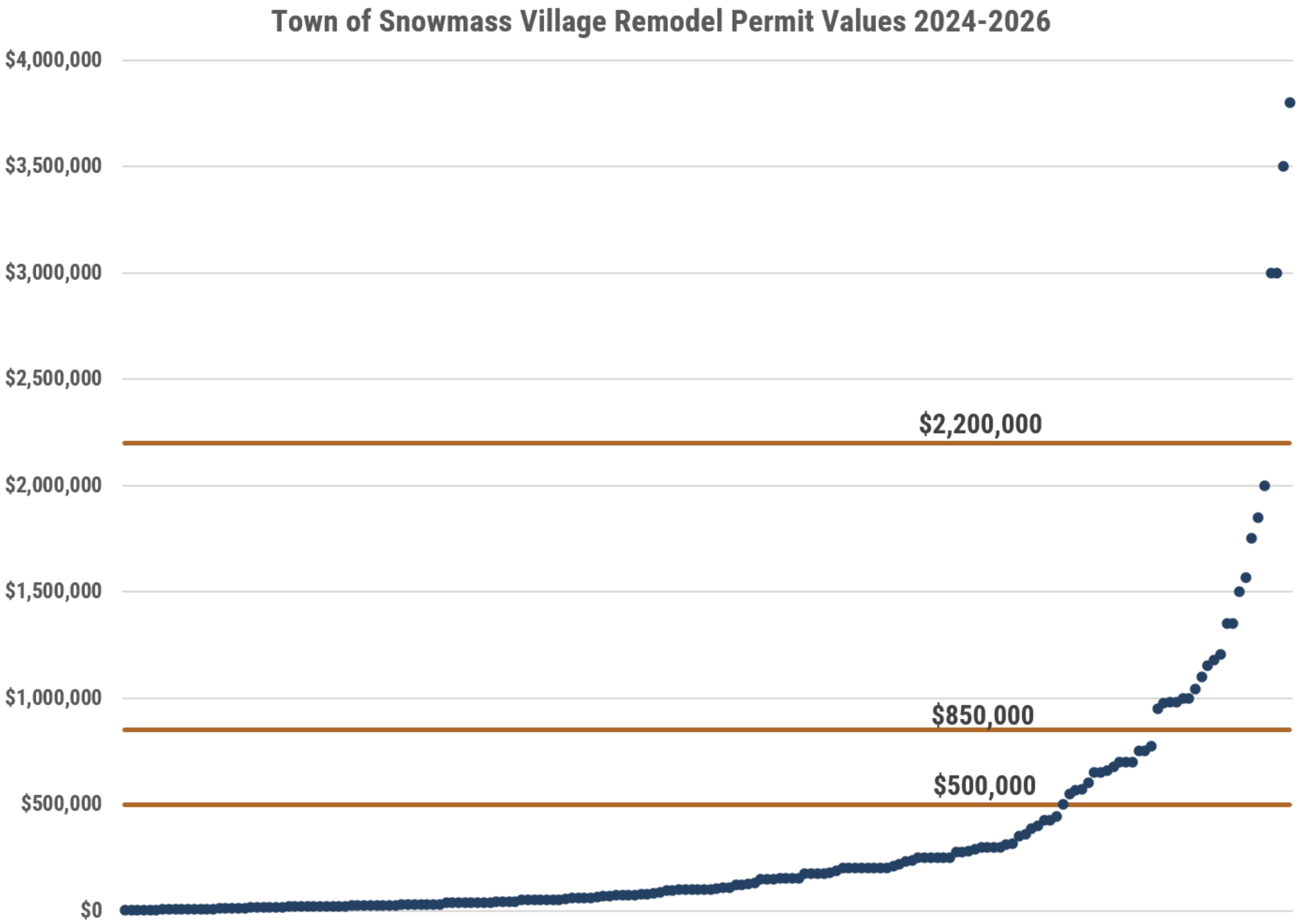
Source: Economic & Planning Systems

REMODEL PERMIT VALUE THRESHOLD

Where to begin charging mitigation fee so locals aren't affected?

Permit value data shows clear breaks at:

- $500,000
- $850,000
- $2.2 million



DEFINITION AND APPLICATION OF FEES

Permit Type	Calculation	Applicable Fee
Alteration	Based on $$	Residential remodel
New Construction	Based on floor area	New construction

Which fee calculation to use for alterations that add floor area?

2 METHODS

METHOD 1

0.0673/$1 mil.
Construction
Whole permit value ($)

+

0.1003/1,000sf
(O&M)
Net new space only (sf)

Total Fee

METHOD 2

Addition portion
(% of total permit $)

0.0943/1,000sf
Construction

+

0.1003/1,000sf
(O&M)

+

Remodel portion
(% of total permit $)

0.0673/$1 mil.
Construction

Total Fee

Summary & Next Steps

KEY QUESTIONS

1. Confirmation of direction received at initial work session:
   1. Generation rates and categories
   2. 100% mitigation rate
2. Maintain 115% commercial credit?
3. Residential remodels
   – Permit value threshold
   – Assessment of fee based on permit type

Next Steps: Return with draft ordinance incorporating council feedback

Reserved Slides (if questions in presentation)

CALCULATION INPUTS

Informed by local data, housing policies, peer communities

Variable	Recommended Value	Rationale
Unit size	750 sf	Between 1-bed and 2-bed unit sizes
Employees per unit	1.75	Used by nearly all peer communities
Unit price per sf	$945/sf	The Draw Site construction ($817/sf) + recent land sale ($128/sf)

Employee Generation Rates

Residential

RESIDENTIAL CONSTRUCTION EMPLOYMENT GENERATION

Row	Calculation	Measure	Value	Source
A		Average residential construction output per job per year in PitCo	$269,227	US BEA RIMS II multipliers; IMPLAN
B	/	Average TOSV residential construction valuation per heated sqft *(2019-2025, in 2025 dollars)*	$911	TOSV building permits
C	**=**	**Average annual sqft built / job / year**	**231**	
D	1000 / row C	**Average construction jobs required to build 1000 sqft**	**4.34**	
E	/	Multiple jobholding rate - persons working in Pitkin County	1.15	OnTheMap 2023
F	**=**	**Unique construction workers employed per 1000 sqft**	**3.77**	
G	/	Assumed career length (years)	40	
H	**=**	**Permanent worker equivalents** (careers) **per 1000 sqft**	**0.0943**	

Sources: IMPLAN; RIMS II; TOSV; OnTheMap; US BEA residential fixed investment deflators; CTPP; EPS and RRC.

TOSV RESIDENTIAL O&M JOB GENERATION: OVERALL

NAICS code	NAICS description	2025 TOSV residential O&M jobs	TOSV O&M unique workers per 1000 sqft: Average jobs per employee *(2023 OnTheMap)*	TOSV residential O&M workers	TOSV heated residential sqft	Unique O&M workers per 1000 sqft of heated area
	Column -->	A	B	C	D	E
	Operation -->			A / B		C / (D / 1000)
Estimated TOSV share of regional employment						
531311	Residential Property Managers	88				
5616	Selected Investigation and Security Services *(security systems, locksmiths)*	1				
5617	Services to Buildings and Dwellings *(landscaping, janitorial, carpet cleaning, etc.)*	120				
562111	Solid Waste Collection	7				
8114	Selected Personal and Household Goods Repair and Maintenance Svcs *(appliance repair, reupholstery and furniture repair, etc.)*	2				
n/a	Homeowner personal services: kitchen help, child care, personal trainer, etc. *(2004 Pitkin County homeowner survey, extrapolated to 2025)*	119				
n/a	IMPLAN: Maintenance and repair construction of residential structures (2024)	30				
	SUBTOTAL	**367**				
TOSV site-specific employers						
531110	Lessors of Residential Buildings and Dwellings	65				
531311	Residential Property Managers	222				
721	Accommodations - condotels	334				
813990	HOAs	70				
	SUBTOTAL	**692**				
GRAND TOTAL		**1,059**	**1.15**	**921**	**6,738,705**	**0.1367**

Source: JobsEQ; QCEW; IMPLAN; Colorado Demography Office; Pitkin Co. Assessor; 2004 Pitkin Homeowner Survey; EPS and RRC.

TOSV RESIDENTIAL O&M AND TOTAL JOB GENERATION

OVERALL, CONDOTELS, AND OTHER RESIDENTIAL

Summary Employment Generation	Heated Sqft	Estimated O&M Workers	O&M Workers / 1000 Sqft	Initial Construction Workers / 1000 Sqft	Total Workers / 1000 Sqft
Total Snowmass residential	6,738,705	921	0.1367	0.0943	0.2310
Condotels (excluding food service)	1,304,972	376	0.2881	0.0943	0.3824
All other residential	5,433,733	545	0.1003	0.0943	0.1946

Source: JobsEQ; QCEW; IMPLAN; Colorado State Demography Office; Pitkin County Assessor; EPS and RRC.
All other residential sqft and workers are derived from Total minus Condotels.

TOSV RESIDENTIAL O&M EMPLOYMENT GENERATION: CONDOTELS (PART 1)

Food svc?	Multifamily-1 Properties with Identifiable Jobs *(On-Site HOA employers, Lodging Operations, & Property Management)*	Units	QCEW Jobs Apr 2023-Mar 2024	Jobs/Unit	Workers/Unit *(@1.15 jobs/worker)*
No	Laurelwood	52	n.d.	n.d.	n.d.
No	Pokolodi Lodge	50	n.d.	n.d.	n.d.
No	The Crestwood Condominiums	136	n.d.	n.d.	n.d.
No	Woodrun Place	59	n.d.	n.d.	n.d.
No	Woodrun V Community Association	45	n.d.	n.d.	n.d.
	Five properties w/o food service	**342**	**124**	**0.36**	**0.3159**

Source: QCEW; Pitkin County Assessor; EPS and RRC.

TOSV RESIDENTIAL O&M EMPLOYMENT GENERATION: CONDOTELS (PART 2)

Multifamily-1 Properties	Units	Heated Sqft	Modeled Workers (@ 0.3159 workers/unit)	Modeled O&M Workers / 1000 Sqft
Chamonix at Woodrun	26	39,592	n/a	n/a
Enclave	38	49,913	n/a	n/a
Interlude	27	30,010	n/a	n/a
Laurelwood	52	26,619	n/a	n/a
Owl Creek Townhomes	31	116,427	n/a	n/a
Pokolodi Lodge	50	14,487	n/a	n/a
Snowmass Club	77	88,812	n/a	n/a
Stonebridge Condominiums	88	103,647	n/a	n/a
Stonebridge Inn	93	30,377	n/a	n/a
Tamarack	36	37,416	n/a	n/a
Terracehouse	29	22,849	n/a	n/a
The Crestwood	136	132,961	n/a	n/a
Timberline Condominiums	95	80,308	n/a	n/a
Top of The Village	110	140,745	n/a	n/a
Viceroy Snowmass	198	182,023	n/a	n/a
Woodrun Five Townhouses	45	115,096	n/a	n/a
Woodrun Place	59	93,690	n/a	n/a
Grand Total (excl. food service)	**1,190**	**1,304,972**	**376**	**0.2881**

Source: JobsEQ; QCEW; IMPLAN; Colorado State Demography Office; Pitkin County Assessor; EPS and RRC.

Employee Generation Rates

Commercial

HOTEL

Hotel Employment Generation	Units	QCEW Jobs Apr 2023-Mar 2024	Avg jobs/unit	Avg Jobs/Worker	Avg Workers/Unit
Snowmass Village	417	297	0.71	1.15	0.62
Pitkin County Overall	1,447	1,598	1.10	1.15	0.96

In comparison:

- Pitkin County: 0.3 workers/unit (regular) or 1.1 workers/unit (luxury)
- Aspen: 0.60 workers/unit

COMMERCIAL JOB GENERATION RATES BY LAND USE CATEGORY

Pitkin County

Description	Building Sq. Ft. (CoStar)	Jobs w. space demand	Jobs per 1000 sq. ft.	Workers per 1000 sq. ft. *(@1.15 jobs/worker)*
RAW CATEGORIES (for illustration)				
Hospitals / Healthcare	115,758	570	4.9	4.3
Hotels / Lodging	3,193,775	1,967	0.6	0.5
Industrial - Warehousing	145,758	408	2.8	2.4
Industrial - Flex / Manufacturing	40,981	824	20.1	17.5
Office *(excl. public admin.)*	737,395	2,144	2.9	2.5
Restaurant / Bars	n/a	1,682	n/a	n/a
Retail Trade / Commercial	1,511,469	3,918	2.6	2.3
GROUPED CATEGORIES				
Total retail / restaurant	1,511,469	5,599	3.7	3.2
Total retail, restaurant, office	2,248,864	7,743	3.4	3.0
Total except hotels/lodging	2,551,361	9,546	3.7	3.3

EMPLOYMENT GENERATION RATES

CURRENT & PROPOSED

Category	Existing Generation Rate
Commercial	
Commercial, including general retail, grocery, liquor, convenience	4.93 per 1,000 interior sq. feet
Office: finance, legal, medical and professional services	1.97 per 1,000 interior sq. feet
Office: real estate and property management	4.93 per 1,000 interior sq. feet
Construction	5.16 per 1,000 interior sq. feet
Ski area restaurants - cafeteria style	3.59 per 1,000 interior sq. feet
Restaurants/bars	5.9 per 1,000 interior sq. feet
Ski areas	61.95 per 1,000 skiers at one time
Conference center	0.97 per 1,000 interior sq. feet
Health club (general)	0.96 per 1,000 interior sq. feet
Health club (spa)	1.97 per 1,000 interior sq. feet
Hotel/lodge	0.38 per furnished sleeping area
Residential	
Multi-family-1	0.32 per first furnished sleeping area 0.1 per add'l furnished sleeping area
Multi-family-2	0.5 per unit 0.6 per unit (if in-house property mgmt)
Single-family/duplex	$0.0331\ x\ e^{(.0005)\ x\ \text{unit sq. ft.}}$

Source: RRC Associates, Economic & Planning Systems

3.0 / 1,000 sq. ft.

0.62 / unit

0.3824 / 1,000 sq. ft.

0.1946 / 1,000 sq. ft.

Employee Generation Rates

Residential Remodels & Alterations

RESIDENTIAL REMODEL EMPLOYMENT GENERATION

PER $1 MILLION

Row	Calculation	Measure	Value	Source
A		Average "other residential" construction output per job per year in PitCo, 2025	$323,050	US BEA RIMS II multipliers; IMPLAN
B	$1 million / row A	**Remodeling jobs per $1 million remodeling construction valuation, 2025**	**3.10**	
C	/	Average number of jobs per worker, Pitkin County	1.15	OnTheMap 2023
D	**=**	**Unique individuals employed per $1 million residential remodel valuation**	**2.69**	
E	/	Assumed career length (years)	40	
F	**=**	**Permanent worker equivalents** (careers) **per $1 million remodelling activity, 2025**	**0.0673**	

Source: IMPLAN; US BEA; CTPP; OnTheMap; EPS and RRC.

Residential Remodel

Alteration + Additional Floor Area

METHOD 1

New Build
(SFR)

0.0943/1,000sf
Construction

+

0.1003/1,000sf
(O&M)

Remodel
(no addition)

0.0673/$1 mil.
Construction

Remodel w/ Addition

0.0673/$1 mil.
Construction
Whole permit value ($)

+

0.1003/1,000sf
(O&M)
Net new space only (sf)

METHOD 2

New Build
(SFR)

0.0943/1,000sf
Construction

+

0.1003/1,000sf
(O&M)

Remodel
(no addition)

0.0673/$1 mil.
Construction

Remodel w/ Addition

Addition portion
(% of total permit $)

0.0943/1,000sf
Construction

+

0.1003/1,000sf
(O&M)

+

Remodel portion
(% of total permit $)

0.0673/$1 mil.
Construction

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 14, 2026

Agenda Item:
Review and Discussion Regarding a Draft Memorandum of Understanding with the Fire Authority Regarding Wildfire Mitigation Efforts

Presented by:
Clint Kinney, Town Manager

Background:
The Town Council had a joint meeting with the Town of Basalt and the Roaring Fork Fire and Rescue Authority on July 15, 2026 to discuss the (then) proposed sales tax increase the Authority was considering putting on the November ballot. In that discussion, the Authority reviewed its expected uses of the sales tax revenues. Since that meeting, the Fire District has decided to put a question to voters asking for approval of a new .55 cent sales tax.

While many Authority needs were shown and discussed, the Town Council advised that the Authority add clarity around the investment in wildfire mitigation and prevention has a high priority for this proposed new tax revenue. It was clear to the Council that wildfire mitigation is a top priority for the community and if the Authority would commit to using this proposed tax toward mitigation efforts, it would have a higher potential of being passed by the voters.

To this end, the Authority and Town have developed a draft Memorandum of Understanding that creates a formal partnership between the governments whereby the Authority will serve as the lead agency for the planning, coordination, management, and implementation of wildfire mitigation strategies within and around Snowmass Village and within the Authority's jurisdiction. The Town will continue to be a high quality partner by supporting the Authority's efforts financially, through building code improvements, and supplying data such as the recently completed wildfire model.

After reviewing this document and providing feedback, the Council is expected to formally consider it for adoption at the September 22 meeting. The Fire Authority will be formally considering it on September 15.

Financial Impact:
If the sales tax is approved by voters, it is expected to generate over $3.5 million in the first year for the Authority with approximately $2 million of that amount being generated in the Village. This IGA will help ensure that mitigation is among the top priorities of this

proposed new revenue.

Applicability to Council Goals & Objectives:

- Maintain a strong focus on ongoing wildfire fire mitigation efforts, including studying strengthen defensible space requirements and other hardening measures.

  - Further explore opportunities around improving sustainability focusing on wildfire mitigation, water use reduction, greenhouse gas reduction and effective waste disposal.

Council Options:
This is for discussion only.

Staff Recommendation:
This is for discussion only. Formal action is proposed for September 22.

Attachments:
1. MOU ToSV- 9 10 26
2. Fire Authority Reso Ballot Language 2026

MEMORANDUM OF UNDERSTANDING

BETWEEN

Town of Snowmass Village

AND

Roaring Fork Fire Rescue Authority

PURPOSE

THIS MEMORANDUM OF UNDERSTANDING DESCRIBING WILDFIRE MITIGATION MANAGEMENT RESPONSIBILITIES (the "Agreement") is made and entered into as of the date of the last signature hereto (the "Effective Date"), by and between the TOWN OF SNOWMASS VILLAGE, COLORADO, a Colorado home-rule municipality (the "Town"), and the ROARING FORK FIRE RESCUE AUTHORITY, a Colorado special district and political subdivision of the state organized pursuant to C.R.S. § 32-1-101 *et seq.* ("RFFR" or the "Authority"). The Town and the Authority shall be collectively referred to herein as the "Parties." The parties to this MOU are independent entities which establish their own policies and finance their own activities. Nothing in this MOU creates a partnership, joint venture, employment relationship, agency relationship, fiduciary relationship, or other legal relationship between the Parties other than that of independent entities cooperating for the purposes stated herein. Neither Party has authority to bind the other Party except as expressly authorized in a separate written agreement signed by both Parties.

A cooperative partnership is hereby established between the Town and the Authority whereby the Authority will serve as the lead agency for the planning, coordination, management, and implementation of wildfire mitigation activities within Snowmass Village and surrounding areas within the Authority's jurisdiction.

These activities are anticipated to be funded, in part, through the voter-approved sales tax authorized in November 2026 for the establishment, operation, and maintenance of a year-round Wildland Fire Division and the implementation of hazardous fuels reduction and wildfire mitigation projects. Wildfire mitigation, wildfire prevention, and home hardening are among the top priorities for use of this voter approved sales tax.

The purpose of this Memorandum of Understanding is to define the roles and responsibilities of the Parties and to promote the efficient, coordinated, and effective use of public resources to reduce wildfire risk, protect life and property, enhance community resilience, and safeguard critical infrastructure and natural resources through the Authority's wildfire mitigation expertise and leadership.

Because of its wildfire mitigation expertise and the resources made available through the voter-approved sales tax, the Authority intends to serve as the lead agency for wildfire mitigation planning, project development, implementation, and program management within Snowmass Village and surrounding areas located within the Authority's jurisdiction.

AUTHORITY RESPONSIBILITIES are anticipated to include, but are not be limited to:

- Overall management and administration of a comprehensive, community-wide wildfire mitigation program.
- Development, maintenance, and annual updates of a Wildfire Mitigation Work Plan identifying project priorities, geographic focus areas, implementation schedules, and anticipated funding needs.
- Management and implementation of hazardous fuels reduction projects, defensible space assessments, home-hardening initiatives, and other wildfire risk reduction activities consistent with accepted industry standards and best practices.
- Coordination with the Town, homeowner associations, regional partners, state agencies, federal agencies, and other stakeholders.
- Public outreach, education, and community engagement regarding wildfire risk reduction and preparedness.
- Grant identification, development, implementation, administration, and reporting.
- Coordination with Town staff and private property owners regarding project planning and implementation.
- Preparation of periodic reports detailing completed work, project status, expenditures, grant activities, and program outcomes.

TOWN RESPONSIBILITIES are anticipated to include, but are not be limited to:

- Continue to be a high-quality partner with and support the lead role of the Authority in the wildfire mitigation efforts.
- Continue advancements of land use and building codes that benefit the safety of the community through wildfire resiliency.

- Continuing with the Town's historical funding toward mitigation and home hardening efforts.
- Supplying supporting data such as the recently completed Wildfire Model.
- Advise Authority each year as to funds available for mitigation purposes.

PERIODIC REVIEW AND ANALYSIS

Representatives from the Parties will, on an annual basis, on or around the anniversary date of this MOU, jointly evaluate their progress in implementing this MOU and revise this MOU as appropriate.

TERMS AND TERMINATION

This MOU is effective as of the date of the last signature below. Either party, with a written 30-day notice, may terminate the MOU.

MISCELLANEOUS

Neither party to this MOU has the authority to act on behalf of the other party or bind the other party to any obligation. This MOU is not intended to be enforceable in any court of law or dispute resolution forum. The sole remedy for non-performance under this MOU Shall be termination, with no damages or penalty.

The parties do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, defenses and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to the Town or Authority or its officers or employees.

Each parties' obligations under this Agreement are subject to the annual appropriation of funds necessary for the performance thereof, which appropriations shall be made in the sole discretion of Authority's Board of Directors or Town Council.

Each Party shall perform its activities under this MOU in compliance with all applicable federal, state, and local laws, rules, regulations, and orders applicable to that Party.

This MOU is entered into solely for the benefit of the Parties and does not create any right, claim, remedy, or cause of action in favor of any third party.

Mayor Alyssa Shenk
Town of Snowmass Village

Date

Contact

Town Manager
Clint Kinney

President Ed Van Walraven
Roaring Fork Fire Rescue Authority

Date

Contact

Fire Chief
Scott Thompson

DRAFT

SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT

RESOLUTION 02-2026

RESOLUTION CALLING FOR A NOVEMBER 3, 2026, SPECIAL ELECTION ON THE QUESTION OF LEVYING A SALES TAX AND APPOINTING A DESIGNATED ELECTION OFFICIAL

WHEREAS, the Snowmass-Wildcat Fire Protection District ("District") is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, the Board of Directors of the District has determined and hereby determines and declares that the interest of the District and the public interest and necessity require that to carry out the objects and purposes of the District to levy a sales tax and to collect, retain and spend all revenues generated from such sales tax, as an exemption to the provisions and restrictions set forth in Article X, Section 20 of the Colorado Constitution ("TABOR"); and

WHEREAS, it is necessary to submit to the eligible electors of the District the question of levying a sales and the Board hereby determines that such question should be presented to the District's eligible electors at the election to be conducted on November 3, 2026 ("Election"), in accordance with the provisions of the Special District Act ("Act"), the Uniform Election Code of 1992 ("Code"), and TABOR (the Act, Code and TABOR being referred to jointly as the "Election Laws"); and

WHEREAS, the Election is required to be conducted as a coordinated election, and the Pitkin County Clerk and Recorder ("County Clerk") is the Coordinated Election Official for the Election and shall be responsible for mailing the notice required pursuant to Article X, Section 20 of the Colorado Constitution ("TABOR Notice"); and

WHEREAS, the District is required to enter into an Intergovernmental Agreement with the County Clerk regarding the conduct of the Election and mailing of the TABOR Notice on or before August 25, 2026; and

WHEREAS, the District intends to cooperate with the County Clerk to provide all necessary ballot titles and notices and various agreements with the County Clerks for the conduct of the Election and mailing of the TABOR Notice.

NOW, THEREFORE, be it resolved by the Board of Directors of the Snowmass-Wildcat Fire Protection District in Pitkin County, State of Colorado that:

1. A special election of the eligible electors of the District shall be held on Tuesday, November 3, 2026, at which Election there shall be submitted to the eligible

electors of the District the question in substantially the form as stated in the ballot title attached as Exhibit A hereafter set forth.

2. The Board hereby designates Jennifer Thompson as the Designated Election Official for the conduct of the Election on behalf of the District, who is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate

the provisions of this Resolution and of Election Laws or other applicable laws. The Election shall be conducted in accordance with the Election Laws, and other applicable laws. Among other matters, the Designated Election Official shall arrange for the required notices of election, including the TABOR Notice, and direct that all other appropriate actions be accomplished.

3. The Board hereby ratifies the execution of the Intergovernmental Agreement with the County Clerk on behalf of the District, regarding the conduct of the Election and the mailing of the TABOR Notice. The Election and mailing of the District's TABOR Notice shall be in accordance with the provisions of such Intergovernmental Agreements.

4. The Election shall be conducted in coordination with the County Clerk in accordance with all relevant provisions of the Code. The County Clerk is the Coordinated Election Official for the Election and shall be responsible for mailing the TABOR Notice.

5. Pursuant to Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five (5) days after the title of the ballot issue or ballot question is set.

6. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the Board's intention that the various provisions hereof are severable.

7. Any and all actions previously taken by the Designated Election Official or the officers of the Board of Directors or any other persons acting on their behalf pursuant to the Election Laws or other applicable laws, are hereby ratified and confirmed.

8. All acts, orders, and resolutions, or parts thereof, of the Board which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

9. The provisions of this Resolution shall take effect immediately.

ADOPTED this 18th day of August, 2026.

SNOWMASS-WILDCAT FIRE
PROTECTION DISTRICT

By:
Elizabeth Striegler, Chair

ATTEST:

____
Secretary

EXHIBIT A TO ELECTION RESOLUTION

SHALL SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT TAXES BE INCREASED $1,992,00 MILLION IN THE FIRST FULL FISCAL YEAR BEGINNING JANUARY 1, 2027, AND BY SUCH AMOUNT AS ARE RAISED ANNUALLY THEREAFTER BY A SALES TAX OF 0.55% (55 CENTS ON EACH
$100) UPON EVERY TRANSACTION IN THE DISTRICT IN WHICH THE STATE IMPOSES A SALES TAX (EXCLUDING GROCERIES AND OTHER EXEMPT ITEMS) FOR THE PURPOSE OF PROVIDING FIRE PROTECTION AND EMERGENCY SERVICES AS SERVICE DEMANDS INCREASE, INCLUDING BUT NOT LIMITED TO:

- ESTABLISHMENT, OPERATION, AND MAINTENANCE OF A YEAR-ROUND WILDLAND FIRE DIVISION
- IMPLEMENTATION OF HAZARDOUS FUELS REDUCTION AND WILDFIRE MITIGATION PROJECTS
- MAINTENANCE AND ENHANCEMENT OF FIRE SUPPRESSION, EMERGENCY MEDICAL, RESCUE, AND EMERGENCY RESPONSE CAPABILITIES
- ACQUISITION OF RELATED EQUIPMENT, APPARATUS, AND FACILITIES, AND
- PAYMENT OF ASSOCIATED OPERATIONAL, MAINTENANCE, PERSONNEL, AND CAPITAL IMPROVEMENT COSTS;

AND SHALL ALL DISTRICT REVENUES BE COLLECTED, RETAINED, AND SPENT NOTWITHSTANDING ANY REVENUE LIMITS PROVIDED BY LAW?

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 14, 2026

Agenda Item:
Mall Transit Center Roundtable recap and next steps

Presented by:
Sam Guarino, Transportation Director

Background:
On Thursday, August 27th, Town Council and staff met with members of the public in a roundtable discussion on the potential for construction of a new transit center at the Snowmass Mall. This discussion topic is an opportunity for staff to hear from the Town Council on what they learned and gain direction for next steps.

Financial Impact:
This is a discussion item only.

Applicability to Council Goals & Objectives:
The 2025 Council Goal Statement states:

- Gather public input and use it to finalize the design process for the Mall Transit Center.
- Continue to improve the multi-modal connections between Base Village, the Mall, and the Center.
- Manage parking and transit to encourage efficient, effective, and sustainable mobility choices

Council Options:
This is a discussion item only.

Staff Recommendation:
This is a discussion item only.

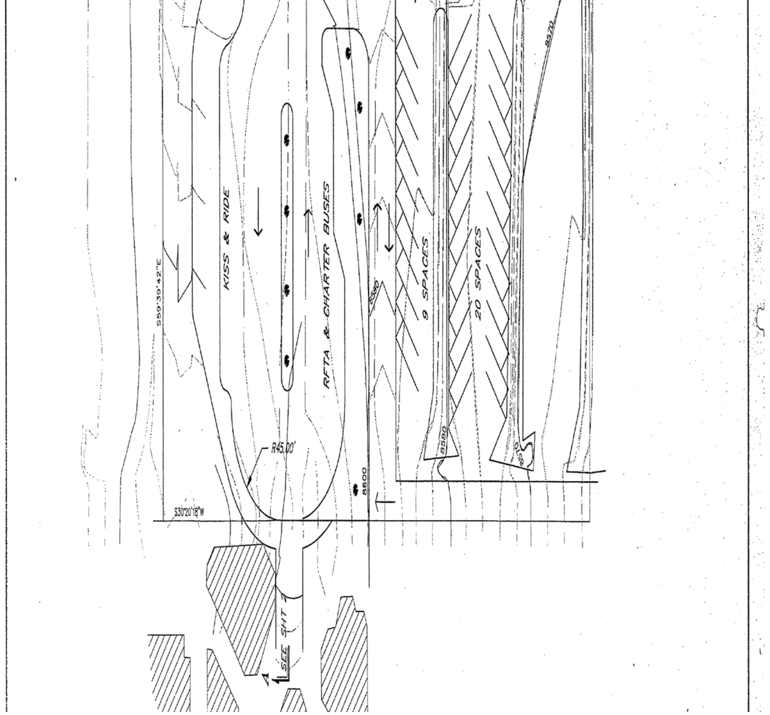
Attachments:
1. Brief History of Snowmass Mall Transit Center
2. 2026-02-04_TOSV-RFTA Improvements_Town Council Submittal
3. 2026-06-10 TOSV Transit Station - Temp Restroom Approach

Brief History of Snowmass Mall Bus Transit Center

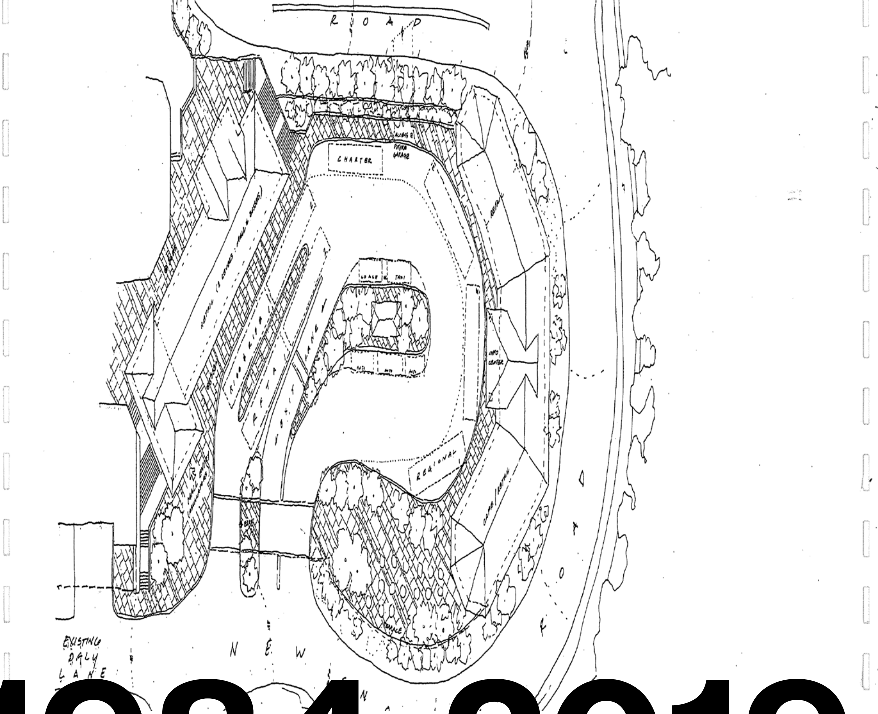
Town Council

February 9, 2026

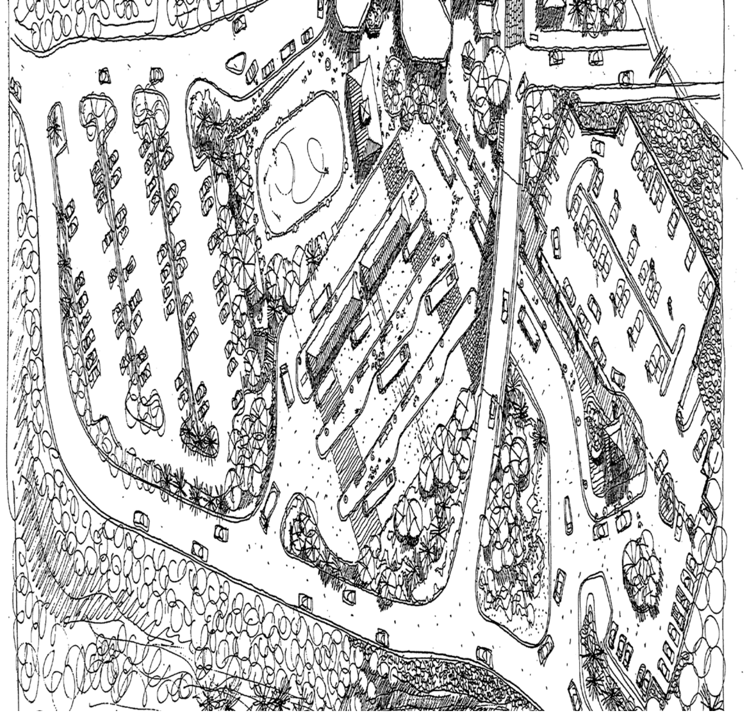
1984-2019

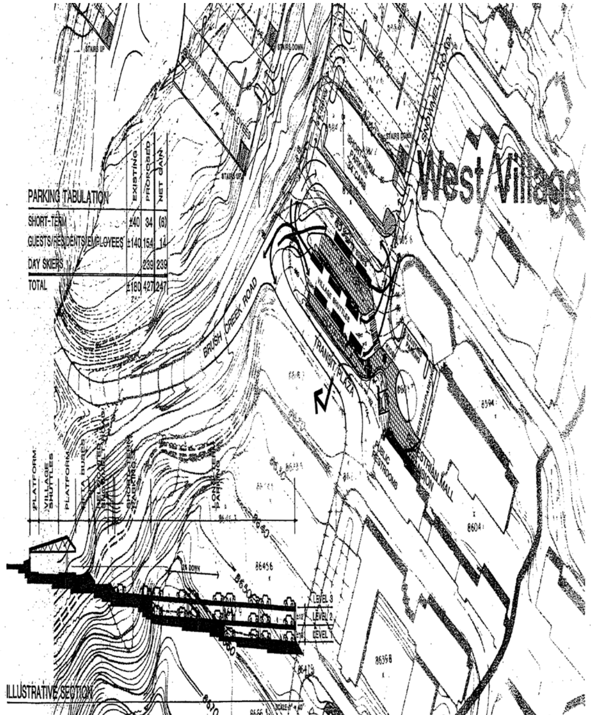


KISS & RIDE
RFTA & CHARTER BUSES
9 SPACES
20 SPACES



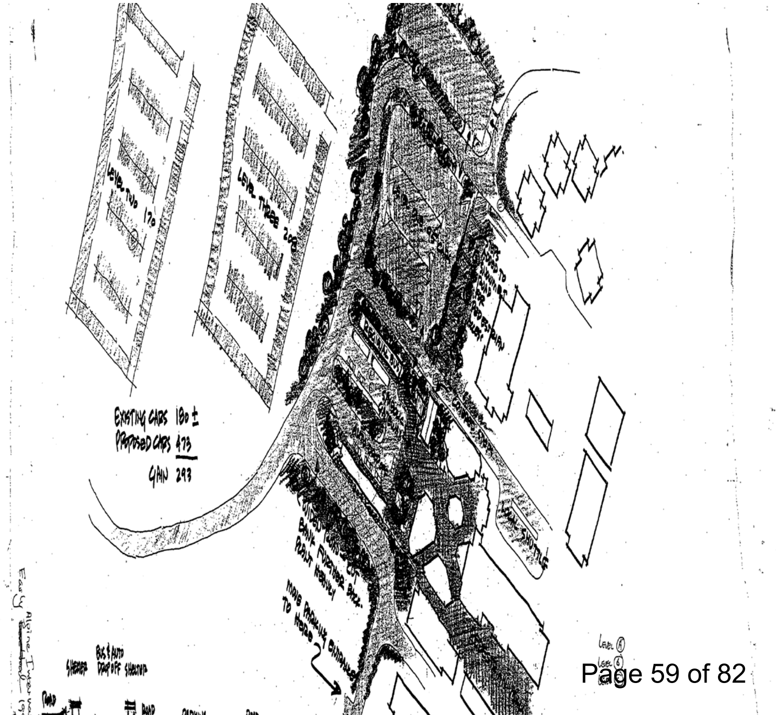
ROAD
CHARTER
REGIONAL
EXISTING DALY LANE
NEW





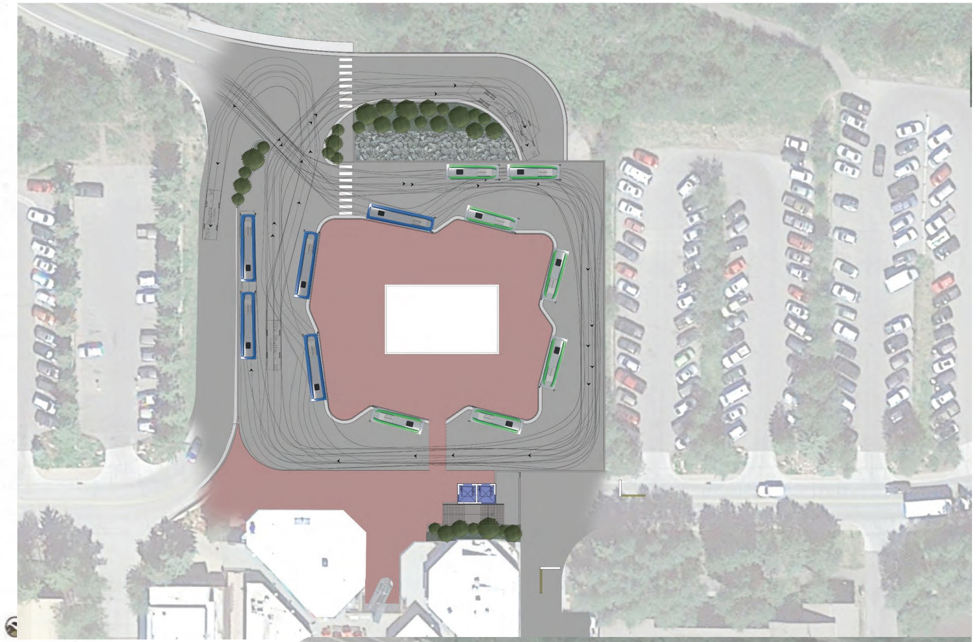
West Village
PARKING TABULATION
SHORT-TERM
GUESTS/RESIDENTS/EMPLOYEES
DAY SKIERS
TOTAL
EXISTING
PROPOSED
NET GAIN
BRUSH CREEK ROAD
ILLUSTRATIVE SECTION

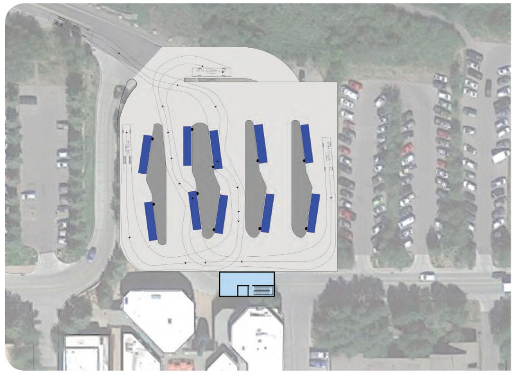
MALL TRANSIT PL
SNOWMASS TRANSPORTATION CENT
TOWN OF SNOWMASS VILLAGE
SNOWMASS VILLAGE, COLORADO
ROSALL REMMEN CARES
PLANNING, URBAN DESIGN AND RESEARCH
B. gateway redev
C. timbermill red
D. wildwood rede
E. conference cer
F. lower silvertre
G. upper silvertre
BRUSH CREEK RD
bluegreen
west village revi

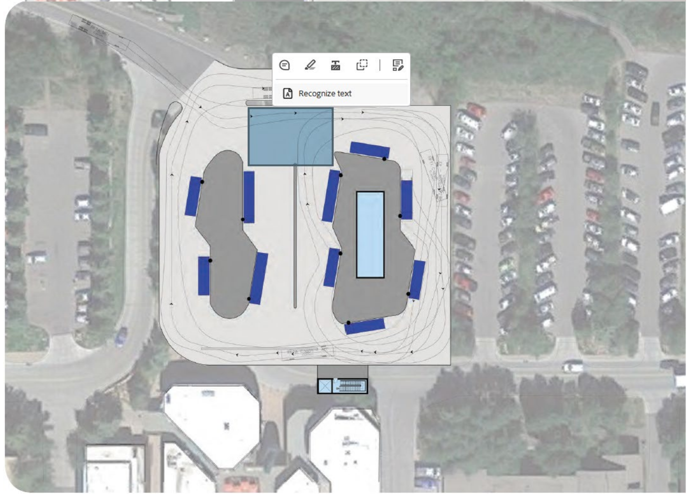


EXISTING CARS 180 ±
PROPOSED CARS 473
GAIN 293

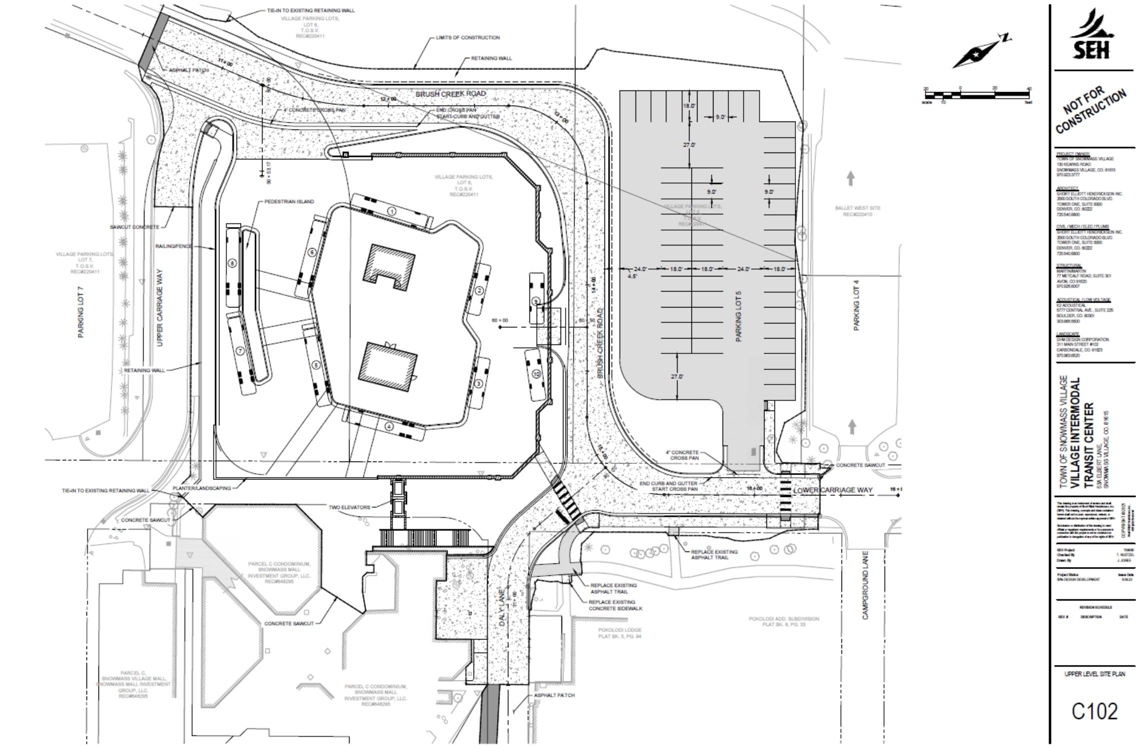
2019 Feasibility Study

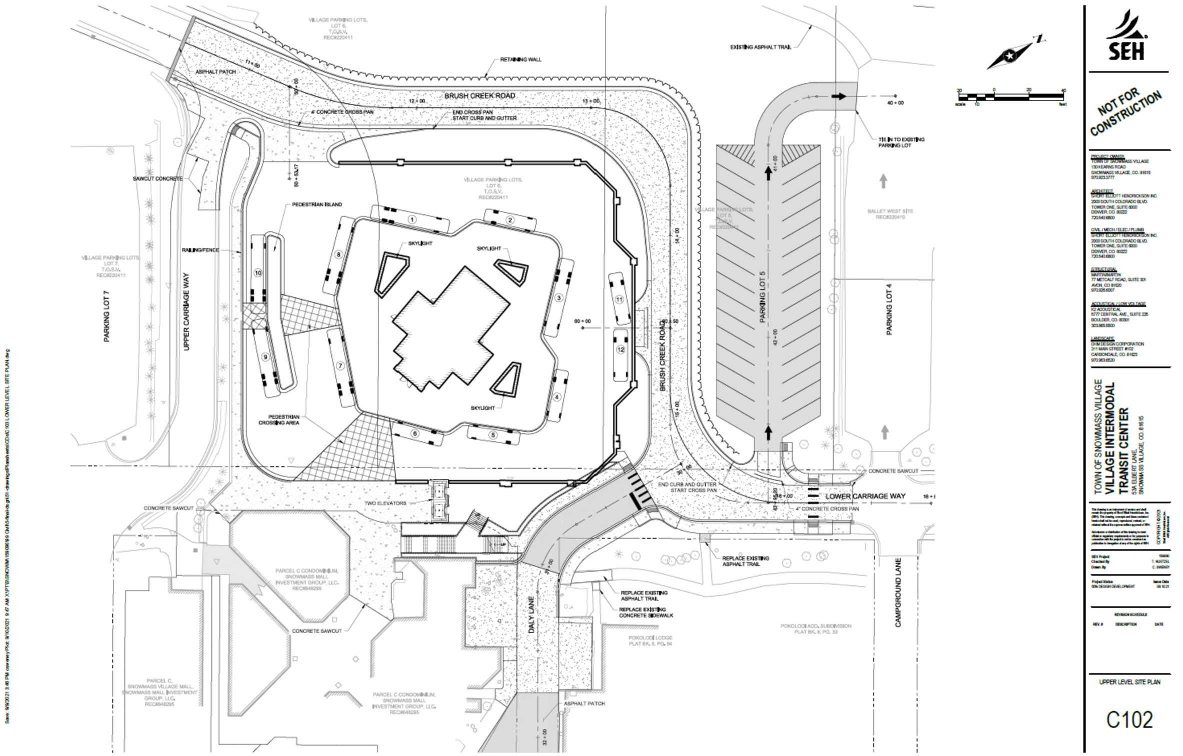




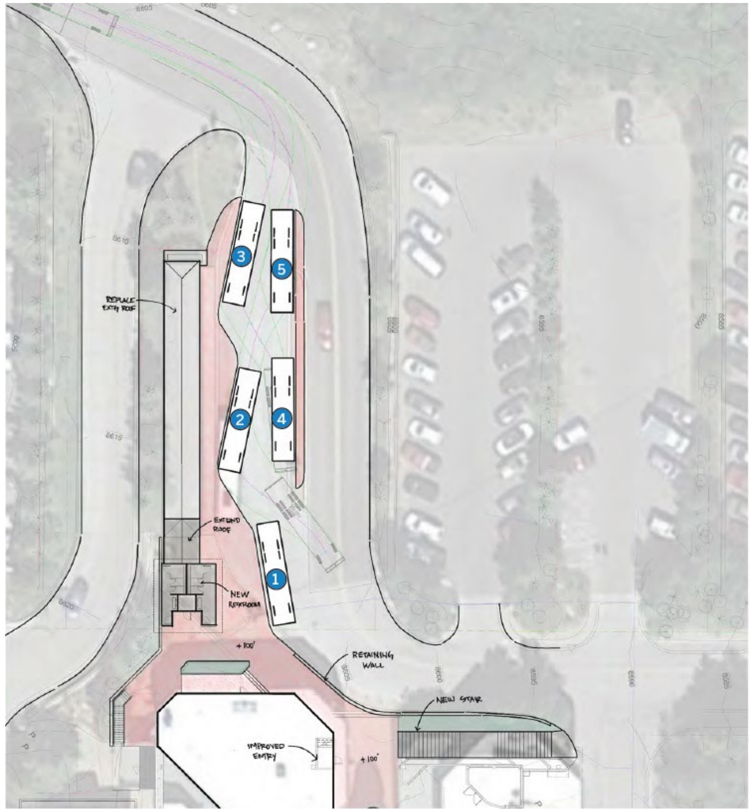


2021-2022 Design





2024-2025 Design Effort



TOWN OF SNOWMASS VILLAGE

SNOWMASS MALL TRANSIT CENTER

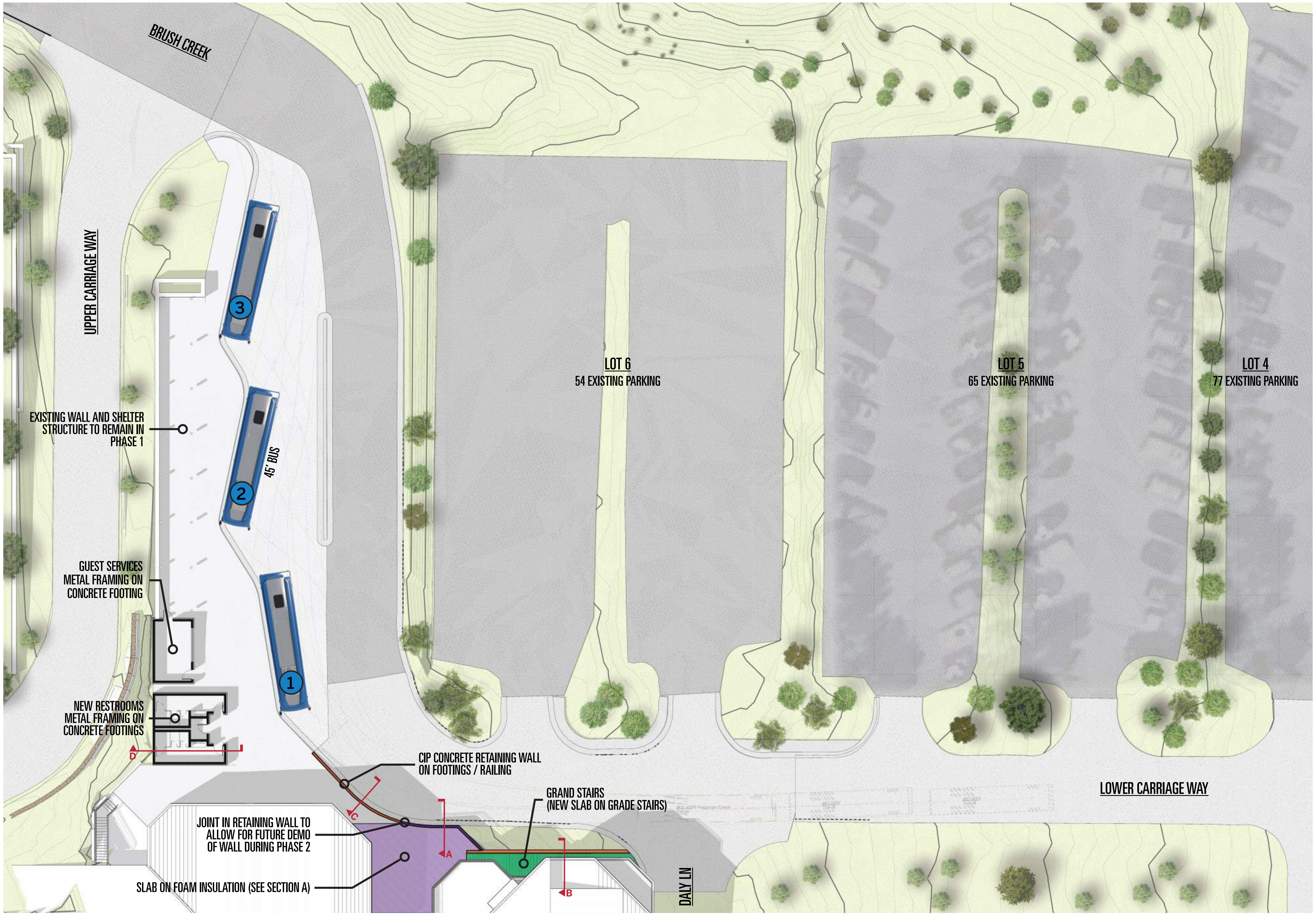
RFTA BUS STOP IMPROVEMENTS

FEBRUARY 9, 2026

PHASE 1
UPPER LEVEL
Demolition

BUS OPERATIONS

- EXTG SHELTER TO REMAIN
- EXTG STAIRS TO BE REMOVED
- EXTG PLATFORM & ROADWAY TO BE REMOVED
- EXTG MALL CONNECTION / INCLINE ENTRY REGRADED



PHASE 1
UPPER LEVEL
New Construction

BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

- GUEST SERVICES
- PUBLIC RESTROOMS

SEH

PHASE 2
UPPER LEVEL
Demolition

BUS OPERATIONS

- PHASE 1 RESTROOM TO REMAIN
- EXTG SHELTER TO BE REMOVED
- PHASE 1 GUEST SERVICES TO BE REMOVED
- PORTION OF PHASE 1 RETAINING WALL TO BE REMOVED
- PHASE 1 PLATFORM & ROADWAY TO BE REMOVED
- ELIMINATION OF 54 EXTG LOT 6 PARKING SPACES

SEH

PHASE 2
UPPER LEVEL
New Construction

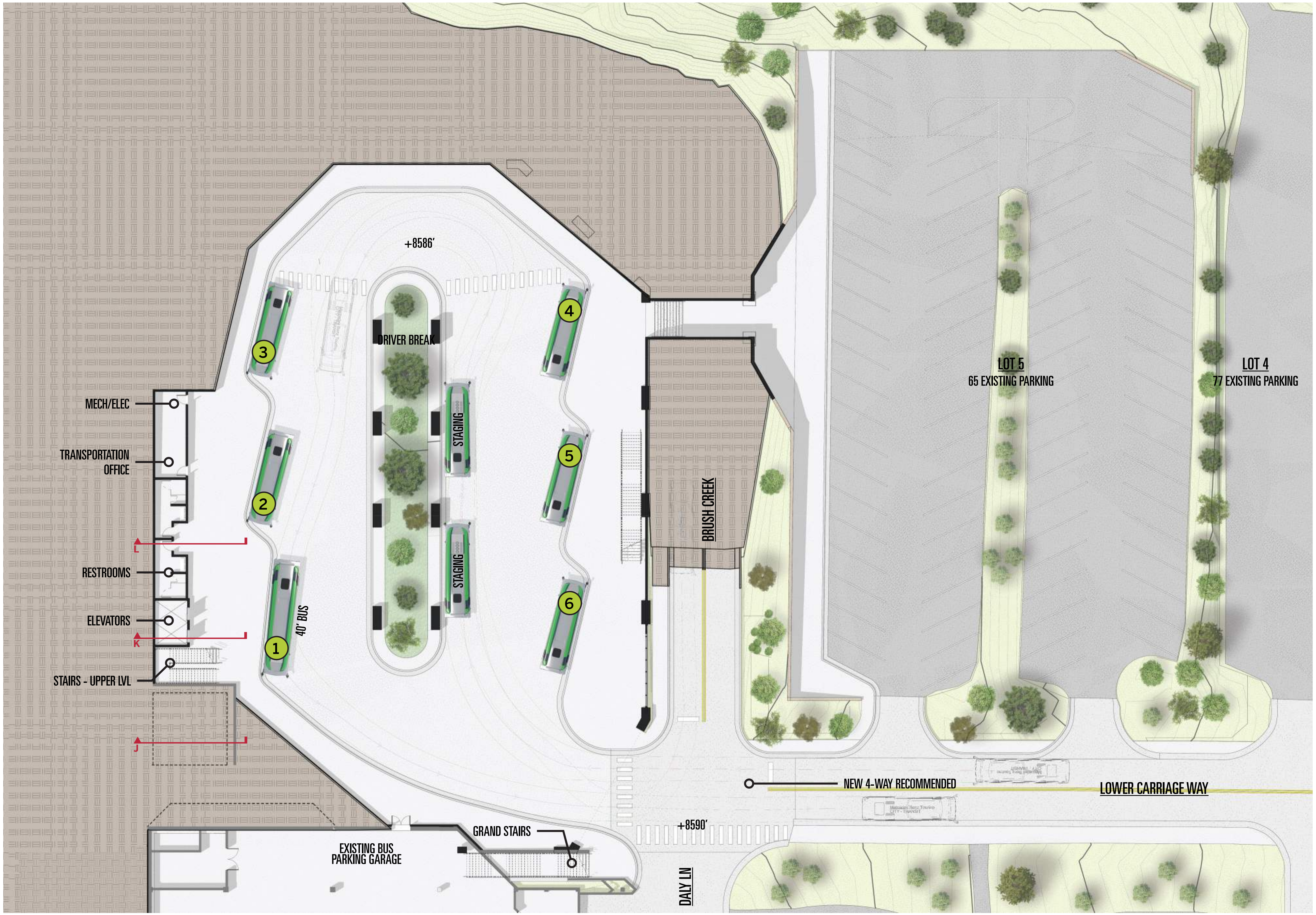
BUS OPERATIONS

- (3) 40' RFTA LOADING/ UNLOADING
- (2) 45' RFTA LOADING/ UNLOADING
- (1) 40' STAGING

TRANSIT STATION

- NEW DRIVER BREAK
- NEW GUEST SERVICES
- EXTG PUBLIC RESTROOMS

SEH



PHASE 2
LOWER LEVEL

New Construction

BUS OPERATIONS

- *(1) 40' TOSV LOADING/ UNLOADING*
- *(2) 30' TOSV LOADING/ UNLOADING*
- *(2) 30' STAGING*

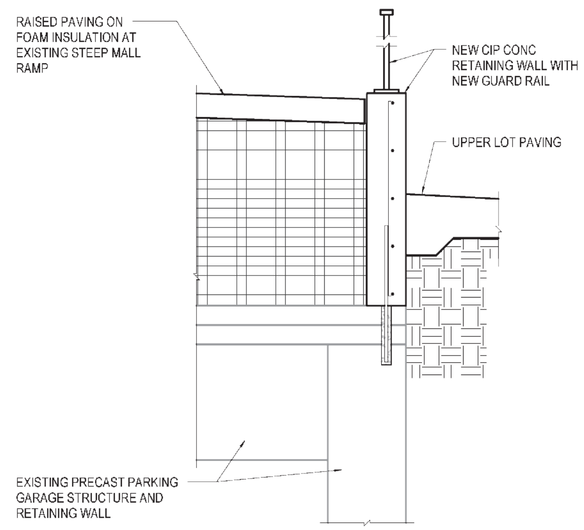
TRANSIT STATION

- *NEW DRIVER BREAK*
- *NEW TRANSPORTATION OFFICE*
- *NEW PUBLIC RESTROOMS*

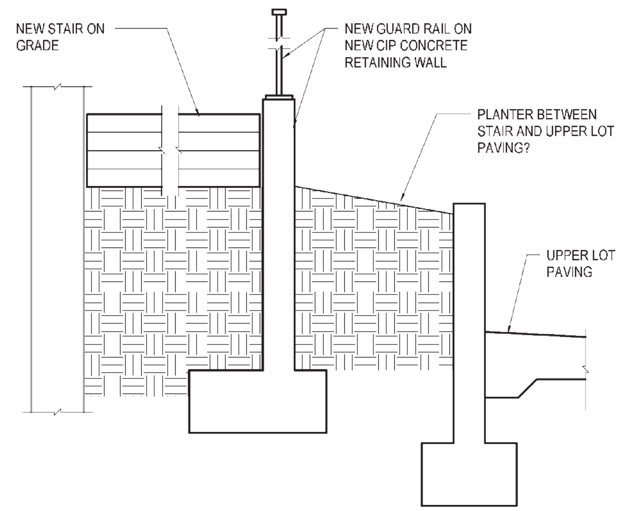
SEH

STRUCTURAL SECTIONS

New Construction



DETAIL A



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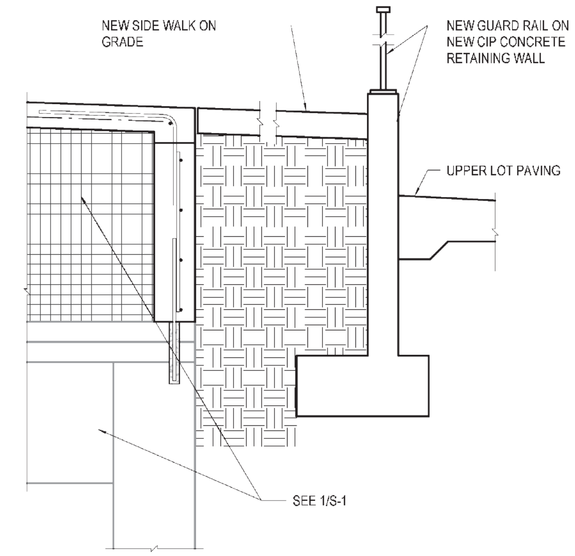

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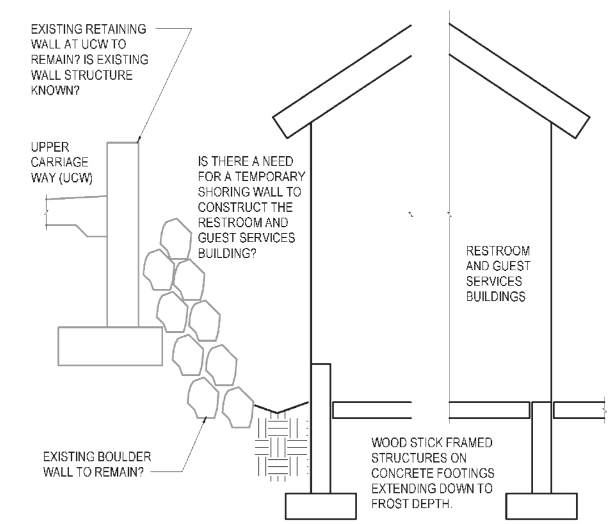

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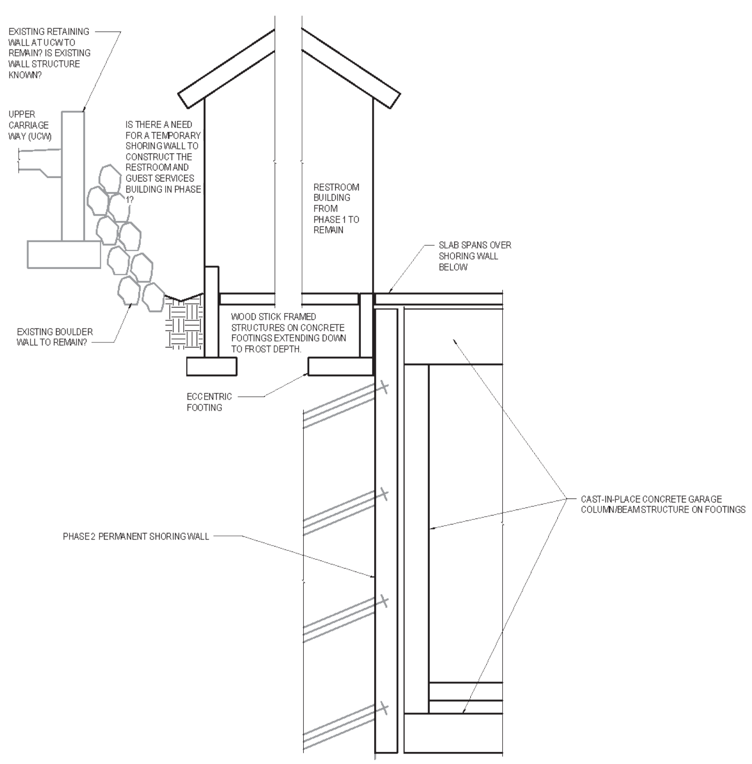

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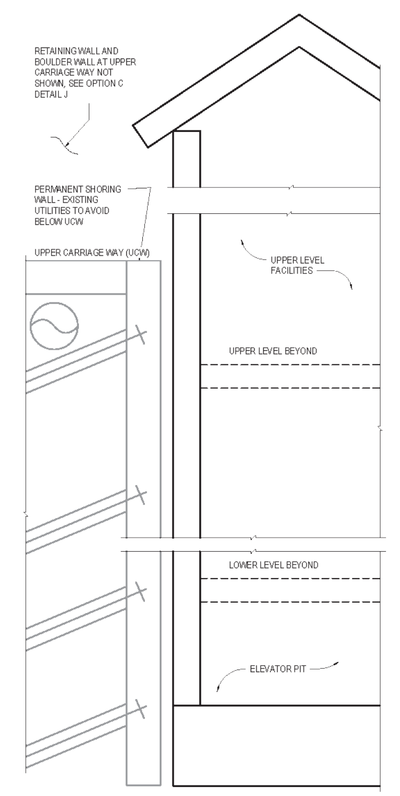

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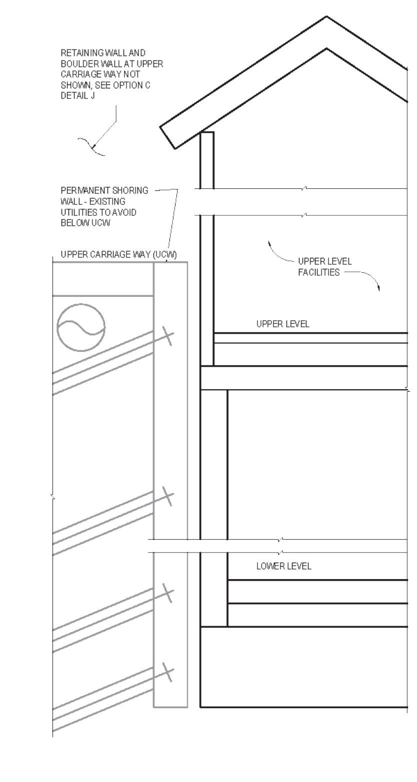


DETAIL L

SEH

SOUTHWEST VIEW FROM UPPER PLATFORM

TRANSIT STATION

A. Red board and batten siding, similar to Town Park Station and Town Hall
B. Horizontal planking with wood texture and natural color, similar to Town Hall
C. Natural wood composite soffit with column brackets similar to Town Hall

COST SUMMARY

New Construction

PHASE 1 (OPTION A)

The estimate is for improvements for the RFTA stops, including new bus platforms, new restroom, new guest services, new retaining wall/railing, raising of mall area at Incline, and new grand staircase.

ADDITIONAL SHORING

To complete the full buildout of the Transit Center, Phase 2, additional shoring will be needed to reduced demolition of existing elements within Phase 1. That additional shoring can be added during Phase 1 or prior to deep excavation of Phase 2.

PHASE 2

These numbers are utilizing previous estimate provided to the Town in January of 2025.

COST SUMMARY - PHASE 1 (RFTA IMPROVEMENTS)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 1 - Construction (Option A)	$225.21	12,850	$2,893,954
TOTAL	**$340.18**	**12,850**	**$2,893,954**

COST SUMMARY - PHASE 1 + SHORING (RFTA IMPROVEMENTS)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 1 - Construction (Option A)	$225.21	12,850	$2,893,954
Added Shoring to Phase 1 (Option C)[1]	$114.97	12,850	$1,477,334
TOTAL	**$340.18**	**12,850**	**$4,371,288**

COST SUMMARY - PHASE 2 (FULL TRANSIT CENTER BUILDOUT)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 2 - January 2025 Estimate	$611.93	72,916	$44,619,726
Added Shoring to Phase 1 (Option C)[2]	$137.96	12,850	$1,772,800
Demo of Impacted Phase 1 Items	-	-	$23,190
TOTAL	**$636.56**	**72,916**	**$46,415,716**

1. Shoring is provided during Phase 1.
2. Shoring is provided during Phase 2 and not Phase 1.

Town of Snowmass Transit Center
Snowmass Village, CO — **Project # 24-00135.00**
Concept — **08/22/25**

SUMMARY

Element	Area	Cost / SF	Total
Option A	12,850	$214.35	$2,754,461
Total Estimated Construction Cost Option A (Today's $$)	**12,850**	**$214.35**	**$2,754,461**
Escalation to MOC, 09/30/26	5.06%		$139,493
Total Estimated Construction Cost Option A (Escalated $$)	**12,850**	**$225.21**	**$2,893,954**
Option C			$1,406,125
Total Estimated Construction Cost Option C (Today's $$)	**12,850**	**$109.43**	**$1,406,125**
Escalation to MOC, 09/30/26	5.06%		$71,210
Total Estimated Construction Cost Option C (Escalated $$)	**12,850**	**$114.97**	**$1,477,334**
Total Estimate Construction Cost Option A & Option C (Escalated $$)	**12,850**	**$340.18**	**$4,371,288**

SEH

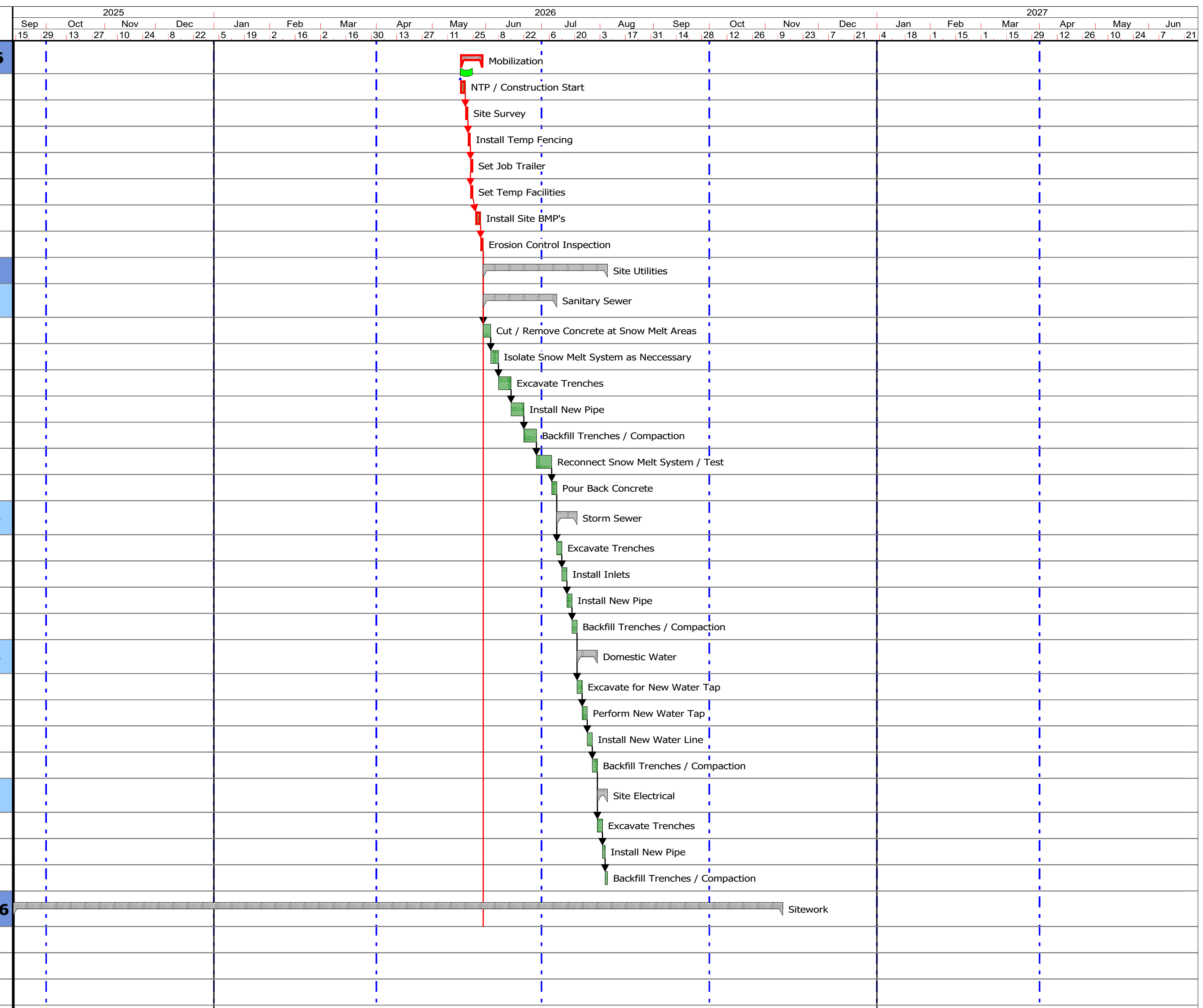
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
1	**Mobilization**	**8d**	**5/18/2026**	**5/28/2026**
2	NTP / Construction Start	2d	5/18/2026 *	5/19/2026
3	Site Survey	1d	5/20/2026	5/20/2026
4	Install Temp Fencing	1d	5/21/2026	5/21/2026
5	Set Job Trailer	1d	5/22/2026	5/22/2026
6	Set Temp Facilities	1d	5/22/2026	5/22/2026
7	Install Site BMP's	2d	5/26/2026	5/27/2026
8	Erosion Control Inspection	1d	5/28/2026	5/28/2026
9	**Site Utilities**	**48d**	**5/29/2026**	**8/5/2026**
10	**Sanitary Sewer**	**29d**	**5/29/2026**	**7/8/2026**
11	Cut / Remove Concrete at Snow Melt Areas	3d	5/29/2026	6/2/2026
12	Isolate Snow Melt System as Neccessary	3d	6/3/2026	6/5/2026
13	Excavate Trenches	5d	6/8/2026	6/12/2026
14	Install New Pipe	5d	6/15/2026	6/19/2026
15	Backfill Trenches / Compaction	5d	6/22/2026	6/26/2026
16	Reconnect Snow Melt System / Test	5d	6/29/2026	7/6/2026
17	Pour Back Concrete	2d	7/7/2026	7/8/2026
18	**Storm Sewer**	**8d**	**7/9/2026**	**7/20/2026**
19	Excavate Trenches	2d	7/9/2026	7/10/2026
20	Install Inlets	2d	7/13/2026	7/14/2026
21	Install New Pipe	2d	7/15/2026	7/16/2026
22	Backfill Trenches / Compaction	2d	7/17/2026	7/20/2026
23	**Domestic Water**	**8d**	**7/21/2026**	**7/30/2026**
24	Excavate for New Water Tap	2d	7/21/2026	7/22/2026
25	Perform New Water Tap	2d	7/23/2026	7/24/2026
26	Install New Water Line	2d	7/27/2026	7/28/2026
27	Backfill Trenches / Compaction	2d	7/29/2026	7/30/2026
28	**Site Electrical**	**4d**	**7/31/2026**	**8/5/2026**
29	Excavate Trenches	2d	7/31/2026	8/3/2026
30	Install New Pipe	1d	8/4/2026	8/4/2026
31	Backfill Trenches / Compaction	1d	8/5/2026	8/5/2026
32	**Sitework**	**296d**	**9/12/2025**	**11/10/2026**



Report Date: 9/12/2025 Revision No. A Notes: Comment - Chart Properties

Project Ref. P:\1-CURRENT BIDS\Snowmass\Snowmass TC Phase A CPM.pp Planned by Powerproject

SCHEDULE SUMMARY

New Construction

PHASE 1 (OPTION A)

The following schedule for Phase 1 has an estimated start of May 2026 and completion of March 2027. However, site work and building structure will be completd by November 2026, making RFTA bus stops operational at that time.

ADDITIONAL SHORING

It is anticipated that including the Additional Shoring in Phase 1, will not allow the RFTA bus stops to be operational until January 2027.

Alternate schedule provided as an additional document.

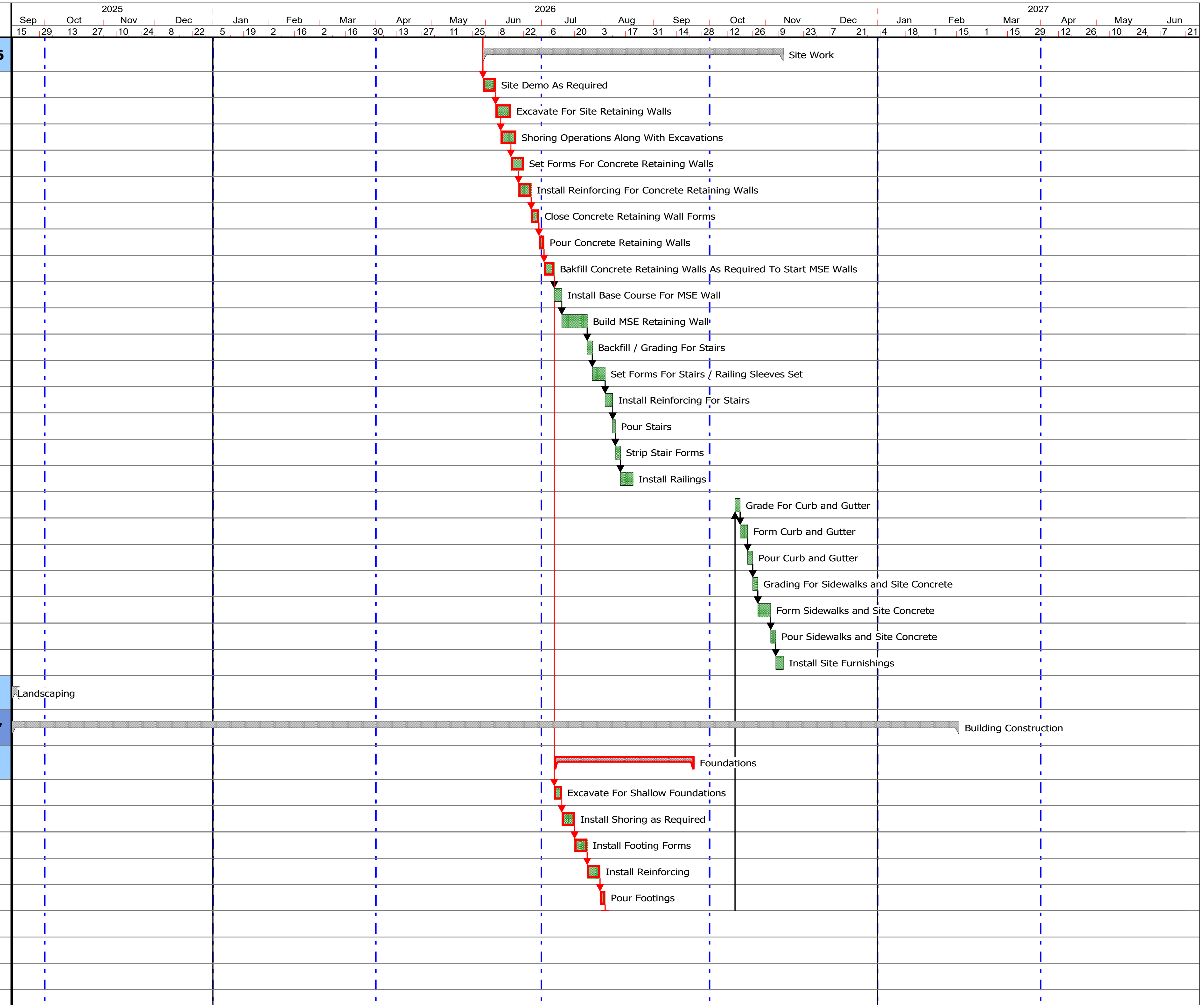
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
33	**Site Work**	**118d**	**5/29/2026**	**11/10/2026**
34	Site Demo As Required	5d	5/29/2026	6/4/2026
35	Excavate For Site Retaining Walls	6d	6/5/2026	6/12/2026
36	Shoring Operations Along With Excavations	6d	6/9/2026	6/16/2026
37	Set Forms For Concrete Retaining Walls	5d	6/15/2026	6/19/2026
38	Install Reinforcing For Concrete Retaining Walls	5d	6/18/2026	6/24/2026
39	Close Concrete Retaining Wall Forms	3d	6/25/2026	6/29/2026
40	Pour Concrete Retaining Walls	2d	6/30/2026	7/1/2026
41	Bakfill Concrete Retaining Walls As Required To Start MSE Walls	3d	7/2/2026	7/7/2026
42	Install Base Course For MSE Wall	3d	7/8/2026	7/10/2026
43	Build MSE Retaining Wall	10d	7/13/2026	7/24/2026
44	Backfill / Grading For Stairs	2d	7/27/2026	7/28/2026
45	Set Forms For Stairs / Railing Sleeves Set	5d	7/29/2026	8/4/2026
46	Install Reinforcing For Stairs	3d	8/5/2026	8/7/2026
47	Pour Stairs	1d	8/10/2026	8/10/2026
48	Strip Stair Forms	2d	8/11/2026	8/12/2026
49	Install Railings	5d	8/13/2026	8/19/2026
50	Grade For Curb and Gutter	2d	10/15/2026	10/16/2026
51	Form Curb and Gutter	3d	10/19/2026	10/21/2026
52	Pour Curb and Gutter	2d	10/22/2026	10/23/2026
53	Grading For Sidewalks and Site Concrete	2d	10/26/2026	10/27/2026
54	Form Sidewalks and Site Concrete	5d	10/28/2026	11/3/2026
55	Pour Sidewalks and Site Concrete	2d	11/4/2026	11/5/2026
56	Install Site Furnishings	3d	11/6/2026	11/10/2026
57	**Landscaping**		**9/12/2025**	**9/12/2025**
58	**Building Construction**	**361d**	**9/12/2025**	**2/15/2027**
59	**Foundations**	**54d**	**7/8/2026**	**9/22/2026**
60	Excavate For Shallow Foundations	3d	7/8/2026	7/10/2026
61	Install Shoring as Required	5d	7/13/2026	7/17/2026
62	Install Footing Forms	5d	7/20/2026	7/24/2026
63	Install Reinforcing	5d	7/27/2026	7/31/2026
64	Pour Footings	2d	8/3/2026	8/4/2026



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SEH

A. D. Miller

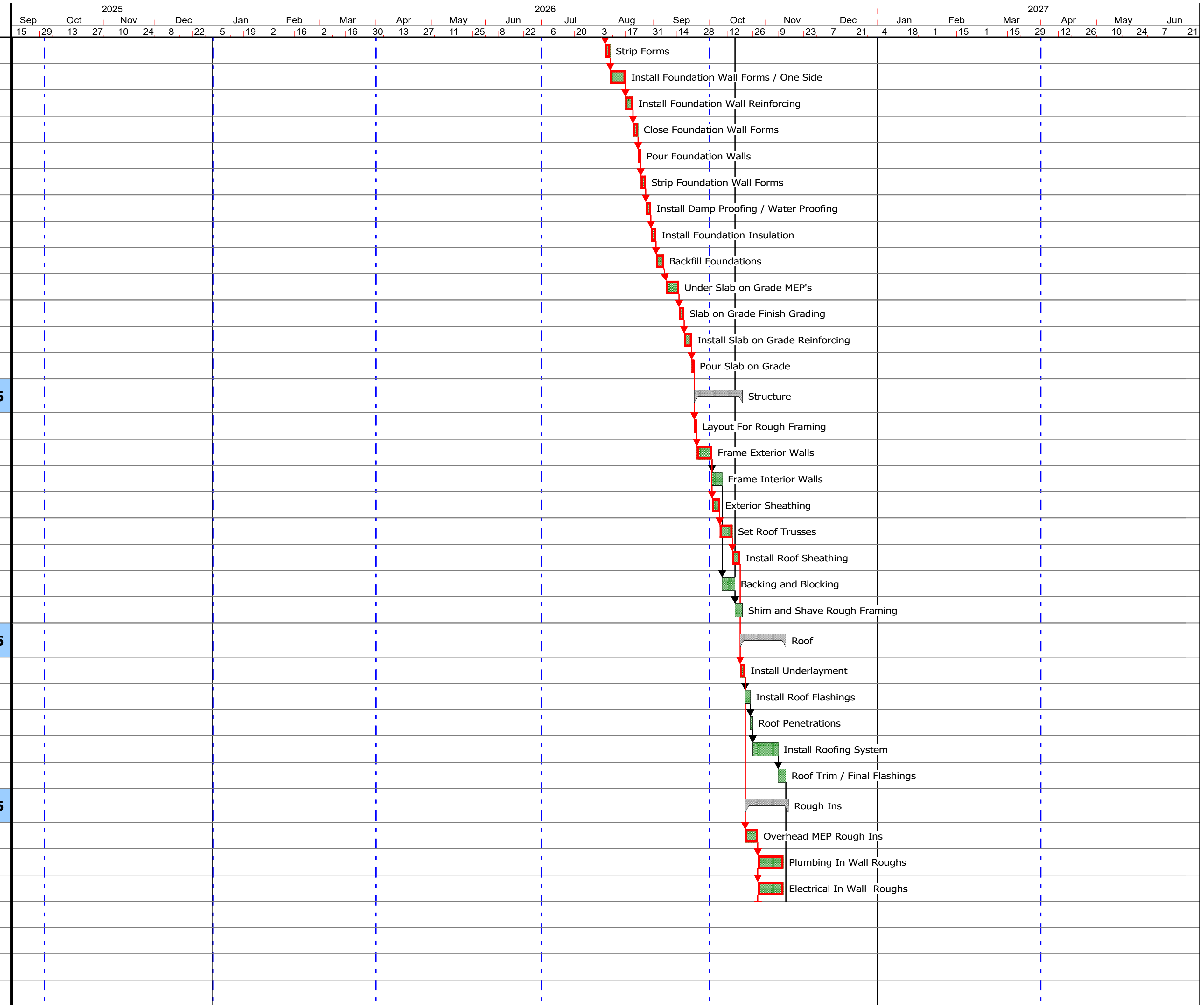
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
65	Strip Forms	2d	8/5/2026	8/6/2026
66	Install Foundation Wall Forms / One Side	6d	8/7/2026	8/14/2026
67	Install Foundation Wall Reinforcing	3d	8/17/2026	8/19/2026
68	Close Foundation Wall Forms	2d	8/20/2026	8/21/2026
69	Pour Foundation Walls	1d	8/24/2026	8/24/2026
70	Strip Foundation Wall Forms	2d	8/25/2026	8/26/2026
71	Install Damp Proofing / Water Proofing	2d	8/27/2026	8/28/2026
72	Install Foundation Insulation	2d	8/31/2026	9/1/2026
73	Backfill Foundations	3d	9/2/2026	9/4/2026
74	Under Slab on Grade MEP's	5d	9/8/2026	9/14/2026
75	Slab on Grade Finish Grading	2d	9/15/2026	9/16/2026
76	Install Slab on Grade Reinforcing	3d	9/17/2026	9/21/2026
77	Pour Slab on Grade	1d	9/22/2026	9/22/2026
78	**Structure**	**19d**	**9/23/2026**	**10/19/2026**
79	Layout For Rough Framing	1d	9/23/2026	9/23/2026
80	Frame Exterior Walls	6d	9/24/2026	10/1/2026
81	Frame Interior Walls	4d	10/2/2026	10/7/2026
82	Exterior Sheathing	3d	10/2/2026	10/6/2026
83	Set Roof Trusses	5d	10/7/2026	10/13/2026
84	Install Roof Sheathing	3d	10/14/2026	10/16/2026
85	Backing and Blocking	5d	10/8/2026	10/14/2026
86	Shim and Shave Rough Framing	3d	10/15/2026	10/19/2026
87	**Roof**	**18d**	**10/19/2026**	**11/11/2026**
88	Install Underlayment	2d	10/19/2026	10/20/2026
89	Install Roof Flashings	2d	10/21/2026	10/22/2026
90	Roof Penetrations	1d	10/23/2026	10/23/2026
91	Install Roofing System	10d	10/26/2026	11/6/2026
92	Roof Trim / Final Flashings	3d	11/9/2026	11/11/2026
93	**Rough Ins**	**17d**	**10/21/2026**	**11/12/2026**
94	Overhead MEP Rough Ins	5d	10/21/2026	10/27/2026
95	Plumbing In Wall Roughs	10d	10/28/2026	11/10/2026
96	Electrical In Wall Roughs	10d	10/28/2026	11/10/2026



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Project Ref. P:\1-CURRENT BIDS\Snowmass\Snowmass TC Phase A CPM.pp

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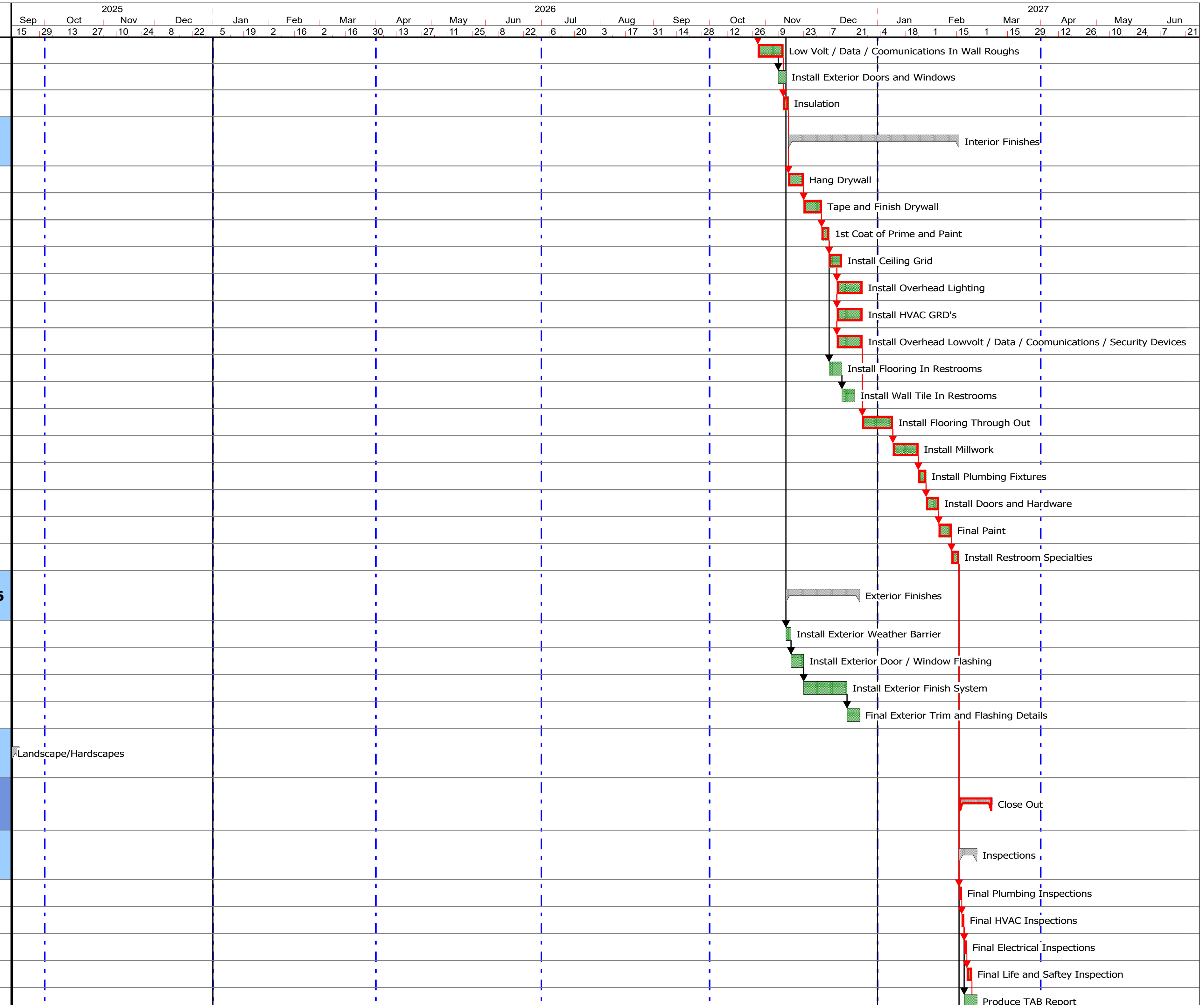
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
97	Low Volt / Data / Coomunications In Wall Roughs	10d	10/28/2026	11/10/2026
98	Install Exterior Doors and Windows	3d	11/9/2026	11/11/2026
99	Insulation	2d	11/11/2026	11/12/2026
100	**Interior Finishes**	**63d**	**11/13/2026**	**2/15/2027**
101	Hang Drywall	6d	11/13/2026	11/20/2026
102	Tape and Finish Drywall	5d	11/23/2026	12/1/2026
103	1st Coat of Prime and Paint	3d	12/2/2026	12/4/2026
104	Install Ceiling Grid	5d	12/7/2026	12/11/2026
105	Install Overhead Lighting	10d	12/10/2026	12/23/2026
106	Install HVAC GRD's	10d	12/10/2026	12/23/2026
107	Install Overhead Lowvolt / Data / Coomunications / Security Devices	10d	12/10/2026	12/23/2026
108	Install Flooring In Restrooms	5d	12/7/2026	12/11/2026
109	Install Wall Tile In Restrooms	5d	12/14/2026	12/18/2026
110	Install Flooring Through Out	10d	12/24/2026	1/8/2027
111	Install Millwork	10d	1/11/2027	1/22/2027
112	Install Plumbing Fixtures	3d	1/25/2027	1/27/2027
113	Install Doors and Hardware	5d	1/28/2027	2/3/2027
114	Final Paint	5d	2/4/2027	2/10/2027
115	Install Restroom Specialties	3d	2/11/2027	2/15/2027
116	**Exterior Finishes**	**27d**	**11/12/2026**	**12/22/2026**
117	Install Exterior Weather Barrier	2d	11/12/2026	11/13/2026
118	Install Exterior Door / Window Flashing	5d	11/16/2026	11/20/2026
119	Install Exterior Finish System	15d	11/23/2026	12/15/2026
120	Final Exterior Trim and Flashing Details	5d	12/16/2026	12/22/2026
121	**Landscape/Hardscapes**		**9/12/2025**	**9/12/2025**
122	**Close Out**	**13d**	**2/16/2027**	**3/4/2027**
123	**Inspections**	**7d**	**2/16/2027**	**2/24/2027**
124	Final Plumbing Inspections	1d	2/16/2027	2/16/2027
125	Final HVAC Inspections	1d	2/17/2027	2/17/2027
126	Final Electrical Inspections	1d	2/18/2027	2/18/2027
127	Final Life and Saftey Inspection	2d	2/19/2027	2/22/2027
128	Produce TAB Report	5d	2/18/2027	2/24/2027



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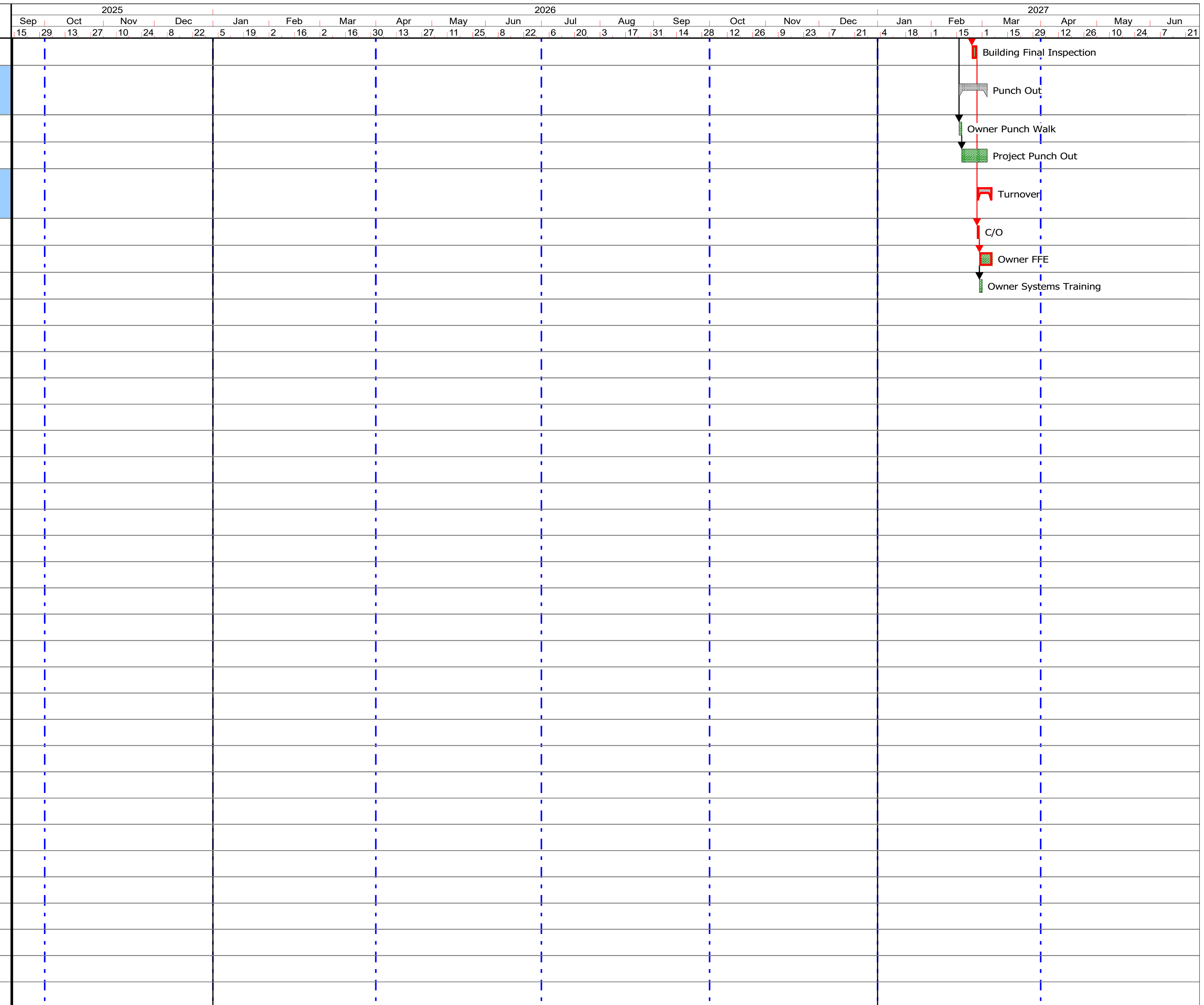
Snowmass TC Phase A

A. D. Miller
Building on Higher Ground

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
129	Building Final Inspection	2d	2/23/2027	2/24/2027
130	**Punch Out**	**11d**	**2/16/2027**	**3/2/2027**
131	Owner Punch Walk	1d	2/16/2027	2/16/2027
132	Project Punch Out	10d	2/17/2027	3/2/2027
133	**Turnover**	**6d**	**2/25/2027**	**3/4/2027**
134	C/O	1d	2/25/2027	2/25/2027
135	Owner FFE	5d	2/26/2027	3/4/2027
136	Owner Systems Training	1d	2/26/2027	2/26/2027



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PHASE 1

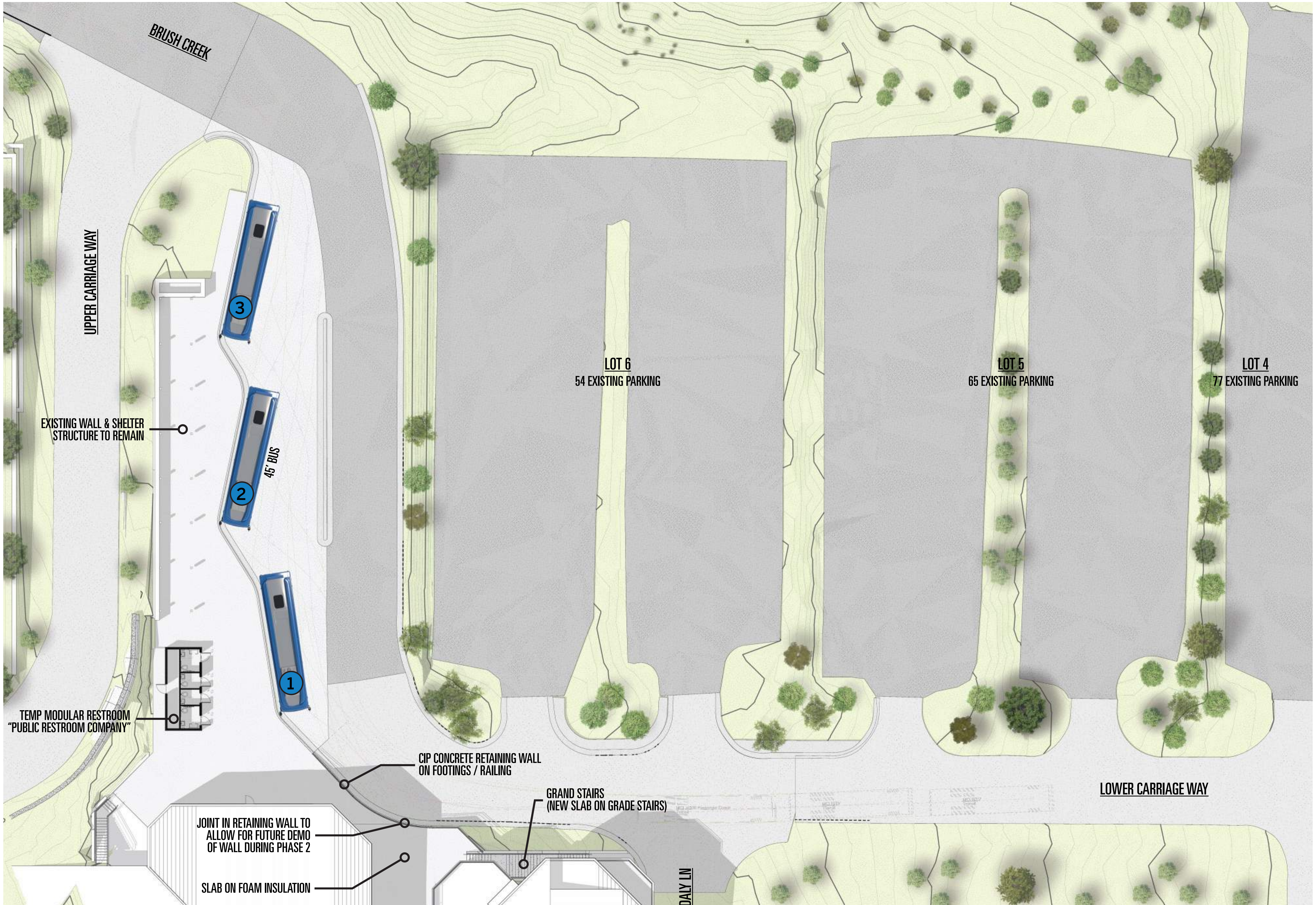
OPTION A

Demolition

BUS OPERATIONS

- EXTG SHELTER TO REMAIN
- EXTG STAIRS TO BE REMOVED
- EXTG PLATFORM & ROADWAY TO BE REMOVED
- EXTG MALL CONNECTION / INCLINE ENTRY REGRADED

SEH



PHASE 1

OPTION A

New Construction

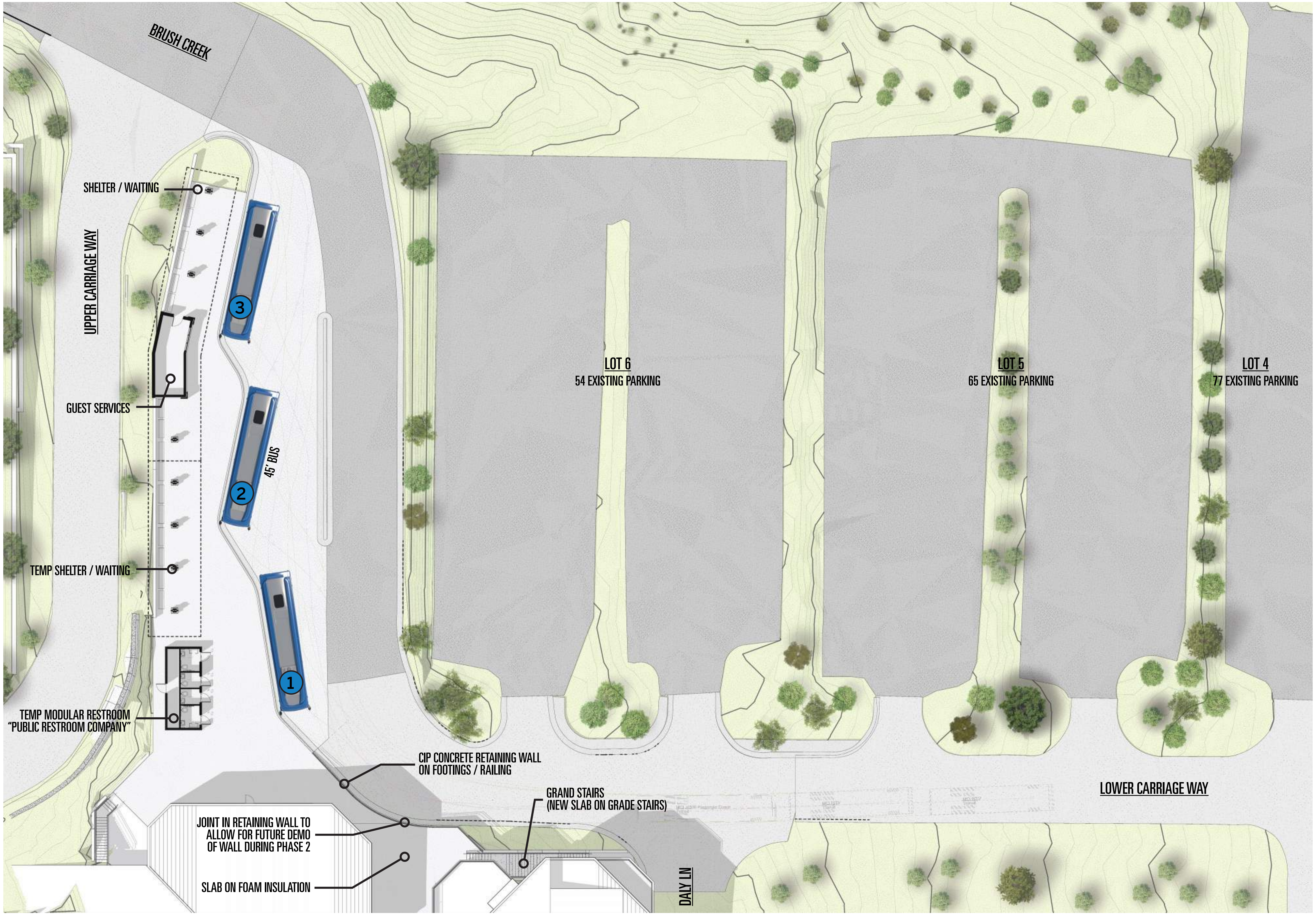
BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

- NEW TEMPORARY MODULAR PUBLIC RESTROOMS
- REGRADED MALL CONNECTION
- NEW GRAND STAIRS FROM DALY LANE

PHASE 1
OPTION A
Modular Restroom w/ Existing Shelter



PHASE 1

OPTION B

New Construction

BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

- GUEST SERVICES
- NEW TEMPORARY MODULAR PUBLIC RESTROOMS
- NEW SHELTER / WAITING AREAS

SEH

PHASE 1

OPTION B

Modular Restroom w/ Extended Shelter & Guest Services

CSI	Description	Public Restroom Co.		Urben Blu		Custom Build	
01	General Requirements	$	12,805.00	$	12,805.00	$	12,850.00
02	Existing Conditions	$	80,109.00	$	80,109.00	$	80,109.00
03	Concrete	$	43,952.00	$	43,952.00	$	43,952.00
04	Masonry	$	-	$	-	$	105,760.00
05	Metals	$	12,170.00	$	12,170.00	$	83,490.00
06	Wood, Plastics, And Composites	$	-	$	-	$	92,395.00
07	Thermal And Moisture Protection	$	-	$	-	$	114,432.00
08	Openings	$	35,910.00	$	35,910.00	$	43,670.00
09	Finishes	$	35,161.00	$	35,161.00	$	76,009.00
10	Specialties	$	-	$	-	$	23,211.00
21	Fire Suppression	$	-	$	-	$	8,400.00
22	Plumbing	$	-	$	-	$	104,890.00
23	HVAC	$	-	$	-	$	45,950.00
25	Integrated Automation	$	-	$	-	$	8,400.00
26	Electrical	$	-	$	-	$	58,550.00
27	Communications	$	-	$	-	$	5,880.00
28	Electrical Safety And Security	$	-	$	-	$	12,600.00
31	Earthwork	$	134,675.00	$	134,675.00	$	917,975.00
32	Exterior Improvements	$	604,328.00	$	604,328.00	$	604,328.00
33	Utilities	$	399,050.00	$	399,050.00	$	399,050.00
	Construction Hard Cost Sub-Total	**$**	**1,358,160.00**	**$**	**1,358,160.00**	**$**	**2,841,901.00**

Description	Public Restroom Co.		Urben Blu		Baseline	
(2) Fixture Modular Restroom x2	$	-	$	761,000.00	$	-
(4) Fixture Modular Resroom	$	395,000.00	$	-	$	-
Construction Hard Cost + Modular Restroom Sub-Total	**$**	**1,753,160.00**	**$**	**2,119,160.00**	**$**	**2,841,901.00**

General Contractor Fees & Soft Costs		Public Restroom Co.		Urben Blu		Baseline	
General Conditions	5.0%	$	87,658.00	$	105,958.00	$	142,095.05
General Requirements	3.4%	$	62,219.65	$	75,208.99	$	100,859.07
Bonds & Insurance	2.8%	$	53,285.05	$	64,409.16	$	86,375.94
Contractor's Fee	4.0%	$	78,252.91	$	94,589.45	$	126,849.24
Design Contingency	5.0%	$	101,728.78	$	122,966.28	$	164,904.02
Construction Contingency	8.0%	$	170,904.35	$	206,583.35	$	277,038.75
Escalation to MOC	6.0%	$	138,432.52	$	167,332.51	$	224,401.38
General Contractor Fees & Soft Costs Sub-Total		**$**	**692,481.27**	**$**	**837,047.73**	**$**	**1,122,523.45**

Final Project Cost Total		**$**	**2,445,641.27**		**$**	**2,956,207.73**		**$**	**3,964,424.45**
Cost Per Toilet Fixture	**(4)**	**$**	**611,410.32**	**(4)**	**$**	**739,051.93**	**(6)**	**$**	**660,737.41**

COST COMPARISON

MODULAR RESTROOM

PHASE 1 (OPTION A)

This cost comparison is for two different modular restroom manufacturers compared to the original custom build restroom provided in previous design options. Each modular manufacturer would provide (4) total toilet fixtures, while the custom build is for (6) total.

PHASE 2

Each of the modular restrooms can easily be relocated during Phase 2 construction. This reduces both initial cost of install and demolition during Phase 2. This also eliminates the need for the additional shoring in Phase 1 as required for the Custom Build, as shown in DIV 31 - Earthwork.

SEH