

Quarry Road

Proposed Strategy for Project Phasing and Implementation

1.22.18

Proposed Construction Phasing

To be phased as funds become available

Phase A Construction Scope

1. Relocate existing yurt (and associated utilities)
2. Relocate existing snowmaking lines to accommodate new parking lot limits
3. New underground utilities that will pass under road and parking lot based on anticipated building location and septic and well locations (septic, water, electrical, IT, phone)
4. New parking lot (primary and event park + possibly drop-off area)
5. Stormwater infrastructure
6. Lighting for primary parking area
7. Clear trees and regrade new trail alignment below parking lot as needed (15% max climb to finish)
8. Improve grading and drainage at stadium area
9. Relocate existing waxing cabin or construct new and provide utility connections
10. Optional: spectator mound (could be deferred to Phase B)
11. Optional: additional parking near maintenance building and associated path to stadium area / future lodge, which requires wetland crossing and permit (could be deferred to Phase B)

Phase B Construction Scope

1. Lodge building and deck
2. Septic system, final utility connections
3. Site work around lodge building
4. Finish drop-off area – pending extent constructed in Phase A

Phase C Construction Scope

1. Alpine skiing infrastructure (trail clearing and grading, T-bar surface lift, conveyor at learning area, snow-making, lighting, etc.)
2. Optional: aerial adventure course (can occur at any point after lodge and appropriate staffing are provided)

Additional summer amenities such as the pump track, disc golf, and walking path along the length of Quarry Road, etc. could be installed independently of the phases identified above as funds become available. As far as winter activities are concerned, woodland understory clearing and thinning on the hillside could be done independently of other construction work to enhance backcountry skiing opportunities in advance of the alpine skiing infrastructure. Doing the “ski play area” in

Proposed Project Implementation Process

Phase A

1. Contract with Civil Engineer (w/ SE Group as subconsultant) for engineering/permitting phase of Phase A project scope.
2. Civil review of Site Plan Concept developed by SE Group and review of anticipated permitting requirements.

3. Preliminary meeting with Maine DEP using Site Plan Concept: confirm permitting requirements and approach.
4. Contract with wetlands consultant to perform *official* wetland delineations if necessary.
5. Civil (as lead) and SE Group to develop permit drawings, construction drawings, bid set. SE Group to review and coordinate with Civil (grading, layout, materials, etc.).
6. Project put out to bid, bids reviewed, and bid awarded.
7. Construction Administration (Civil and SE Group review any material submittals and oversee construction for conformance with contract documents).

Phase B

1. In advance of securing funds to construct the lodge, contract with an Architect to develop schematic level plans and construction cost estimates to be used for project planning and fundraising.
2. Once construction funds are secured, contract with the Architect for next phases of project development (design development, permit drawings, construction drawings, bid set, etc.) with Civil Engineer and Landscape Architect as subs (relatively minor roles).

Phase C

1. With a Civil Engineer as a subconsultant, contract with SE Group to design/specify alpine infrastructure and prepare updated cost estimate, as well as prepare permit drawings, construction documents, etc.