

**Town of Vail Employee Housing Master Plan**  
**Milestone Schedule - Expedited**

**5/27/2020**

	Begin Date	Days	End Date	Notes
<b>Step #2 - Middle Creek at Vail Land Lease</b>				
Town Council Approval of Lease	6/1/20	30	7/1/20	
VR Option to Negotiate Master Lease at Middle Creek	10/5/20	45	11/19/20	
<b>Step #4 - Vail Gymnastics Facility Renovation</b>				
Construction Estimate of Schematic Design	6/1/20	14	6/15/20	Initial understanding of cost
Design Development of New Facility with CGL Input	6/1/20	21	6/22/20	
Construction Estimate of DD Drawings	6/22/20	21	7/13/20	
Negotiate and document new CGL Lease	6/22/20	14	7/6/20	
Negotiate amendment of new VRD lease	6/22/20	14	7/6/20	
Town Council Approval of New Leases	7/6/20	30	8/5/20	
TOV Staff to Prepare Development Applications	6/22/20	21	7/13/20	
TOV PEC Approval of Conditional Use Permit	7/13/20	45	8/27/20	
15 TOV DRB Approval	7/28/20	45	9/11/20	Run Concurrent with PEC
Prepare Construction Documents	8/27/20	90	11/25/20	
30 Expedited Structural Permit	9/26/20	30	10/26/20	Overframe Structure only
Full Building Permit	11/25/20	30	12/25/20	
11.0 New Facility Construction	10/26/20	335.5	9/26/21	Expedited Construcion Schedule
CGL Prep for Move In	9/26/21	7	10/3/21	
<b>Step #5 Lot 3 Middle Creek</b>				
Construction Estimate of Sketch Design	6/1/20	21	6/22/20	
Design Development of New Housing Building	6/1/20	30	7/1/20	
Construction Estimate of DD Drawings	7/1/20	21	7/22/20	

	TOV Prepares More Detailed Proposal for to VR/Triumph	7/22/20	30	8/21/20	
	Negotiate Terms of MOU with VR/Triumph	8/21/20	45	10/5/20	
	Negotiate/Document Legal Agreement for TC Approval	10/5/20	30	11/4/20	
	Town Council Approval	11/4/20	30	12/4/20	
6.0	Design & Permitting	4/3/21	183	10/3/21	
	Demo	10/3/21	21	10/24/21	
13.0	Construction	10/24/21	396.5	11/25/22	Meets Goal of Winter 2022
<b>Step #6 Timber Ridge Village Apartments</b>					
	Negotiate MOU Right of First Refusal with Triumph	7/6/20	30	8/5/20	
	Negotiate/Document Legal Agreement for TC Approval	8/21/20	45	10/5/20	
6.0	Design & Permitting	5/26/22	183	11/25/22	
	Demo	11/25/22	45	1/9/23	
16.0	Construction	1/9/23	488	5/11/24	
<b>Step #7 Booth Heights Development Site</b>					
	TC to Extend Booth Heights Entitlements by Duration of Alternative Plan Consideration	7/22/20	45	9/5/20	
	Negotiate MOU terms of long term extension of Booth Heights Entitlements	8/21/20	45	10/5/20	
	Negotiate/Document Legal Agreement for TC Approval	10/5/20	30	11/4/20	

**Town of Vail Employee Housing Master Plan**  
**Milestone Schedule - Typical**

**5/27/2020**

**Begin Date   Days   End Date   Notes**

**Step #2 - Middle Creek at Vail Land Lease**

Town Council Approval of Lease	6/1/20	30	7/1/20
VR Option to Negotiate Master Lease at Middle Creek	9/20/20	45	11/4/20

**Step #4 - Vail Gymnastics Facility Renovation**

Construction Estimate of Schematic Design	6/1/20	21	6/22/20
Design Development of New Facility with CGL Participation	6/1/20	30	7/1/20
Construction Estimate of DD Drawings	7/1/20	21	7/22/20
Negotiate and document new CGL Lease	7/22/20	30	8/21/20
Amend VRD lease	7/22/20	30	8/21/20
Town Council Approval of New Leases	8/21/20	45	10/5/20
TOV Staff to Prepare Development Applications	7/1/20	30	7/31/20
TOV PEC Approval of Conditional Use Permit	7/31/20	90	10/29/20
45 TOV DRB Approval	9/14/20	60	11/13/20 Begin Halfway through PEC
Prepare Construction Documents	10/29/20	90	1/27/21
Building Permit	1/27/21	30	2/26/21
12.0 New Facility Construction	2/26/21	366	2/27/22
CGL Prep for Move In	2/27/22	30	3/29/22

**Step #5 Lot 3 Middle Creek**

Construction Estimate of Sketch Design	6/1/20	21	6/22/20
Design Development of New Housing Building	6/1/20	30	7/1/20
Construction Estimate of DD Drawings	7/1/20	21	7/22/20
TOV Prepares More Detailed Proposal for to VR/Triumph	7/22/20	30	8/21/20

	Negotiate Terms of MOU with VR/Triumph	8/21/20	30	9/20/20	
	Negotiate/Document Legal Agreement for TC Approval	9/20/20	30	10/20/20	
	Town Council Approval	10/20/20	30	11/19/20	
6.0 Design & Permitting		9/27/21	183	3/29/22	
	Demo	3/29/22	21	4/19/22	
13.0 Construction		4/19/22	396.5	5/20/23	Does not meet the goal of Winter 2022
<b>Step #6 Timber Ridge Village Apartments</b>					
	Negotiate MOU Right of First Refusal with Triumph	8/21/20	30	9/20/20	
	Negotiate/Document Legal Agreement for TC Approval	9/20/20	30	10/20/20	
6.0 Design & Permitting		11/18/22	183	5/20/23	
	Demo	5/20/23	45	7/4/23	
16.0 Construction		7/4/23	488	11/3/24	
<b>Step #7 Booth Heights Development Site</b>					
	TC to Extend Booth Heights Entitlements by Duration of Alternative Plan Consideration	7/22/20	45	9/5/20	
	Negotiate MOU Terms of Long Term Extension of Booth Heights Entitlements	8/21/20	30	9/20/20	
	Negotiate/Document Legal Agreement for TC Approval	9/20/20	30	10/20/20	