

Richmil Ranch Open Space: Parking Lot Expansion Construction Funding Request

BOCC Feb. 4, 2025

Staff Recommendation:

Open Spaces recommends the BoCC approve **up to \$483,000** for Richmil Ranch **Parking Lot Expansion Project**.

Key Points:

- Unanimously approved by the Open Spaces Trails Advisory Board (OSTAB) on Dec. 2, 2024.
- Listed on Open Spaces 2025 CIP list (approved by the 2024 Executive Budget Committee)
- Public Works has agreed to serve as the Project Manager
- Estimated start date: June 2025
- Estimated completion date: Sept 2025

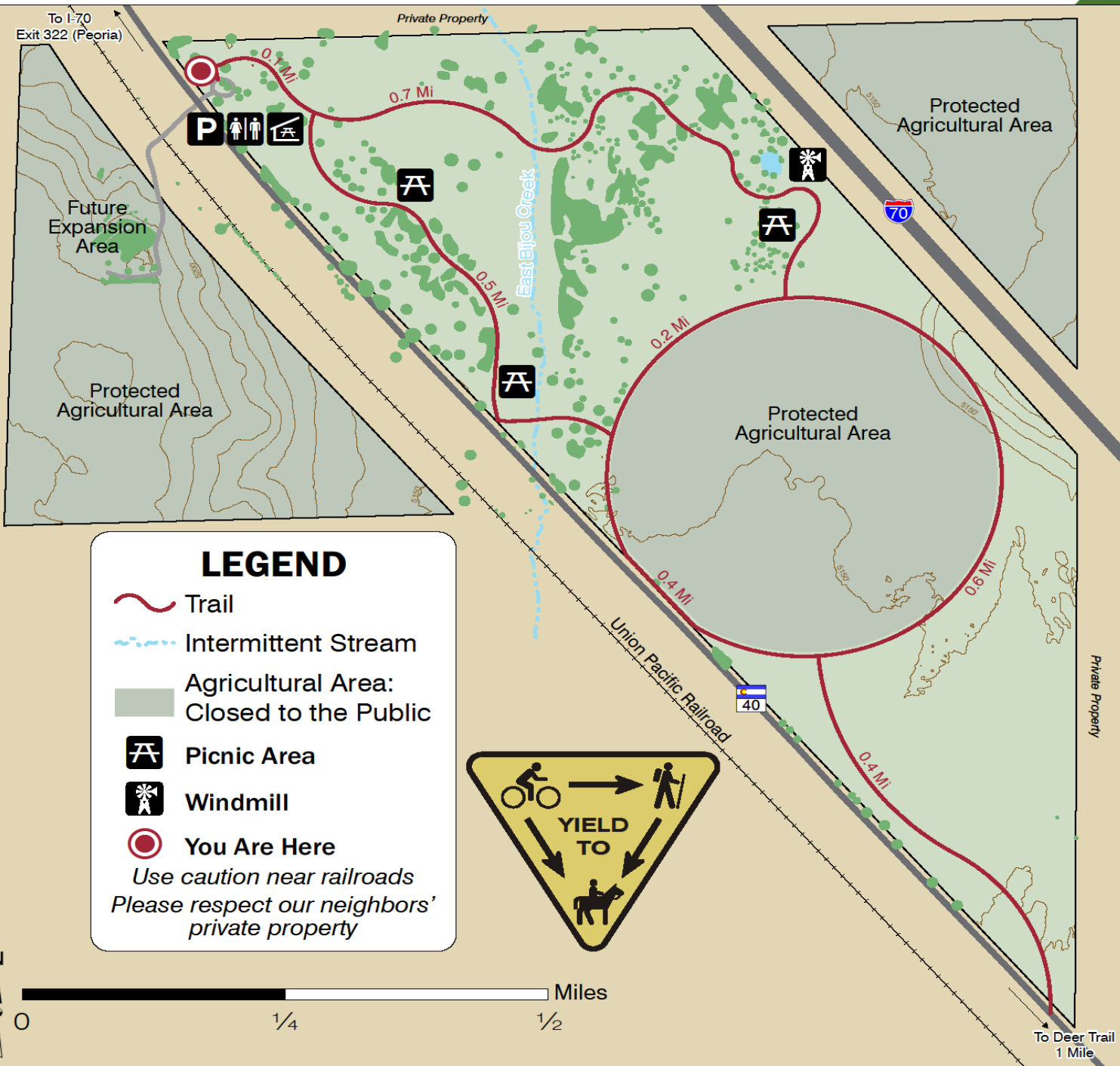
Richmil Ranch Property History

- Approximately 352-acre OS Park – I-70 on North and Hwy 40 on south.
- Property was purchased in 2007, for agricultural preservation and future passive use recreation.
- Open Space Park was constructed and opened in Late 2012.
- Shortly after opening, the parking lot was identified as not large enough for horse trailer parking. It was not anticipated to have much equestrian use.



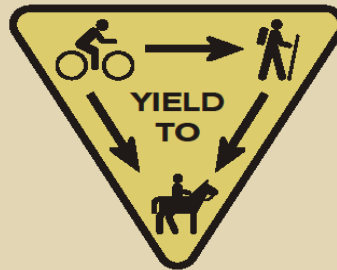
To I-70
Exit 322 (Peoria)

Private Property



LEGEND

- Trail
 - Intermittent Stream
 - Agricultural Area:
Closed to the Public
 - Picnic Area
 - Windmill
 - You Are Here
- Use caution near railroads*
Please respect our neighbors' private property



3.5 MILES
OF TRAIL.

PICNIC
AREAS.

RIPARIAN
FOREST.

LOOP
AROUND
PIVIOT.

Private Property

To Deer Trail
1 Mile



Miles

1/2

1/4

0

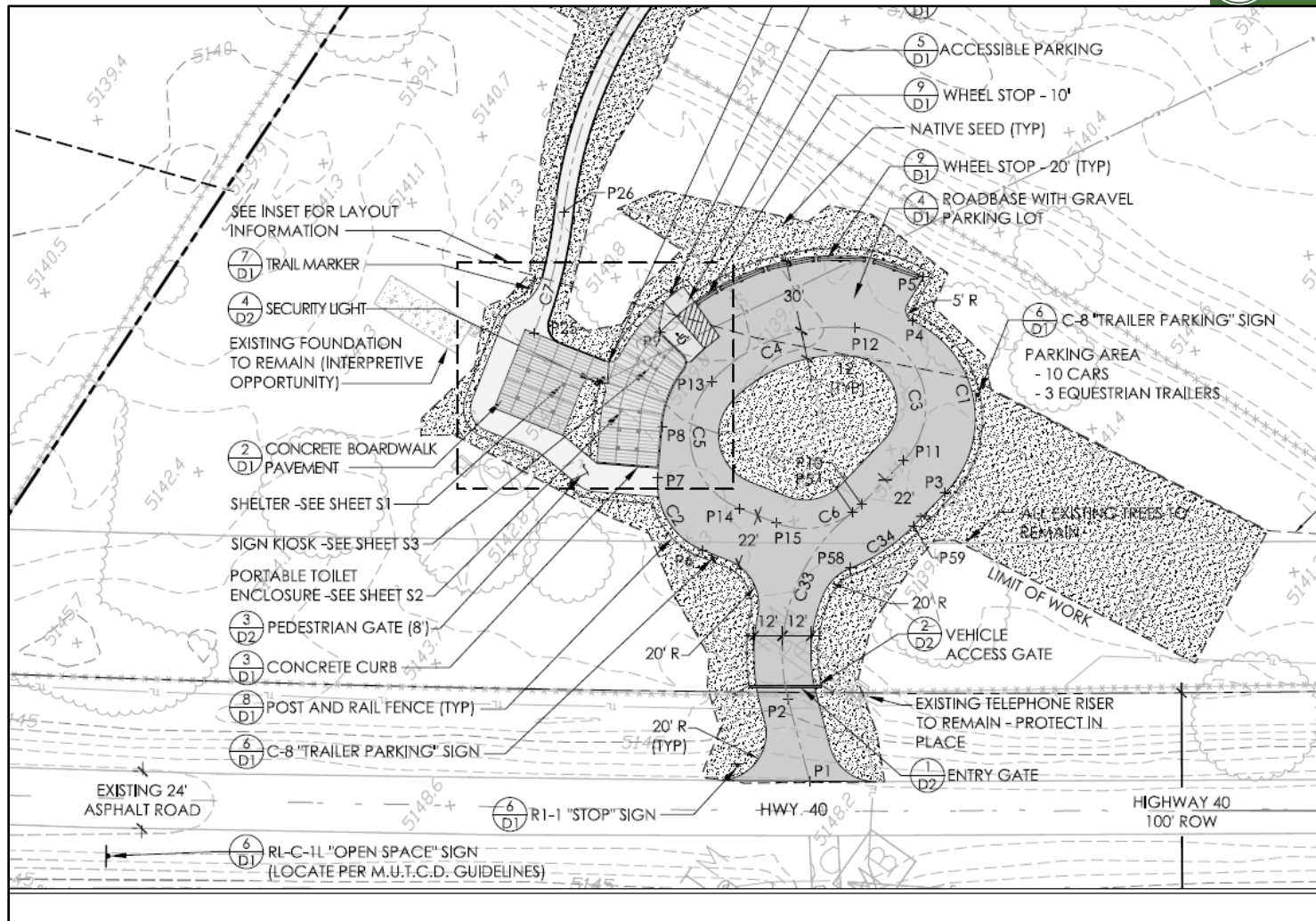


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Existing Parking Lot



- Parking lot designed for 10 cars and 3 horse trailers – gravel/dirt makes this number hard to reach, staff observes that it holds less.
- Visitors Park along Hwy 40 – especially in fall.
- Project to expand the lot has been desired for number of years.

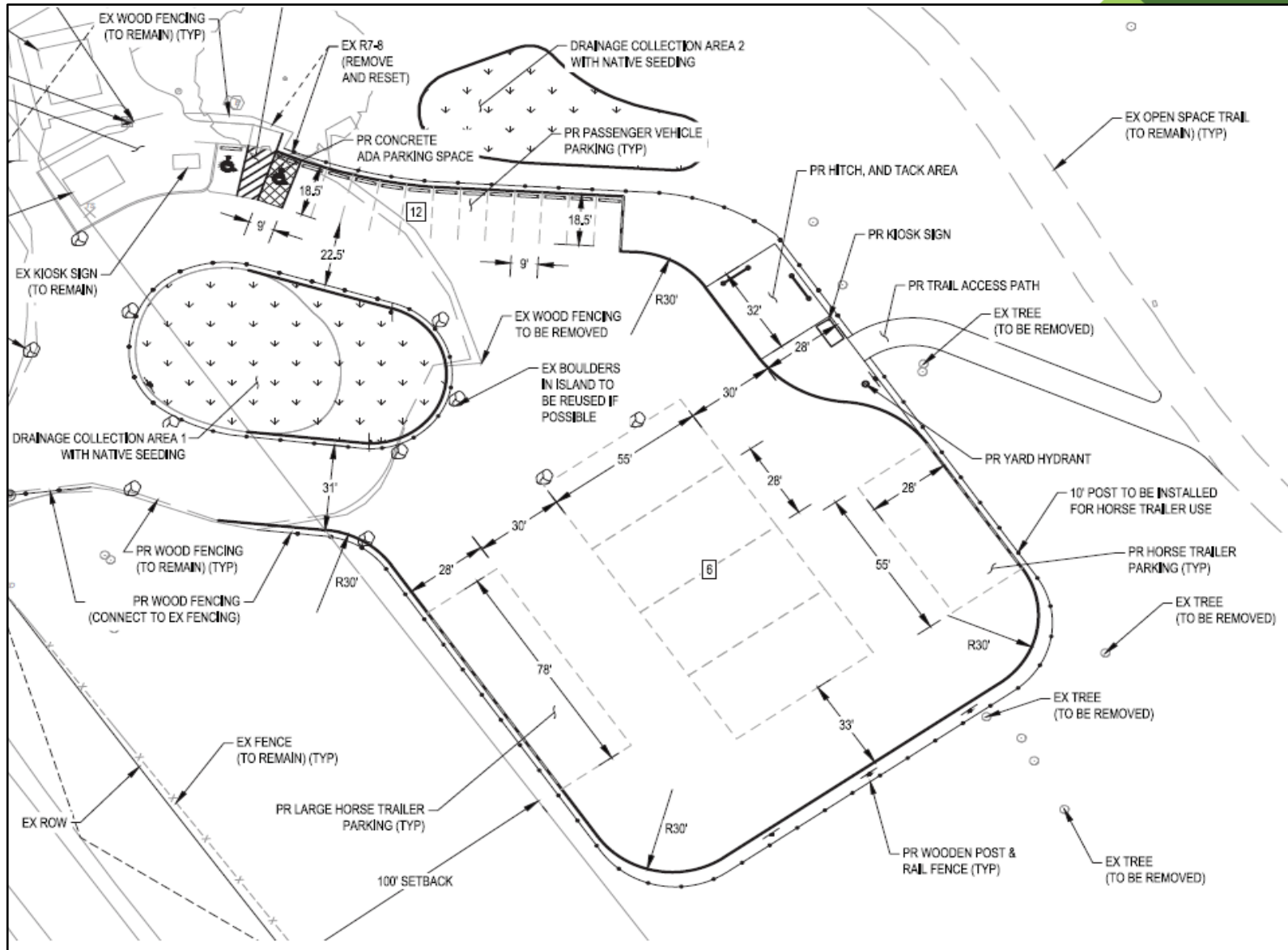


Richmil Ranch Open Space



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Parking Lot Expansion (cont.)



Entrance Sign

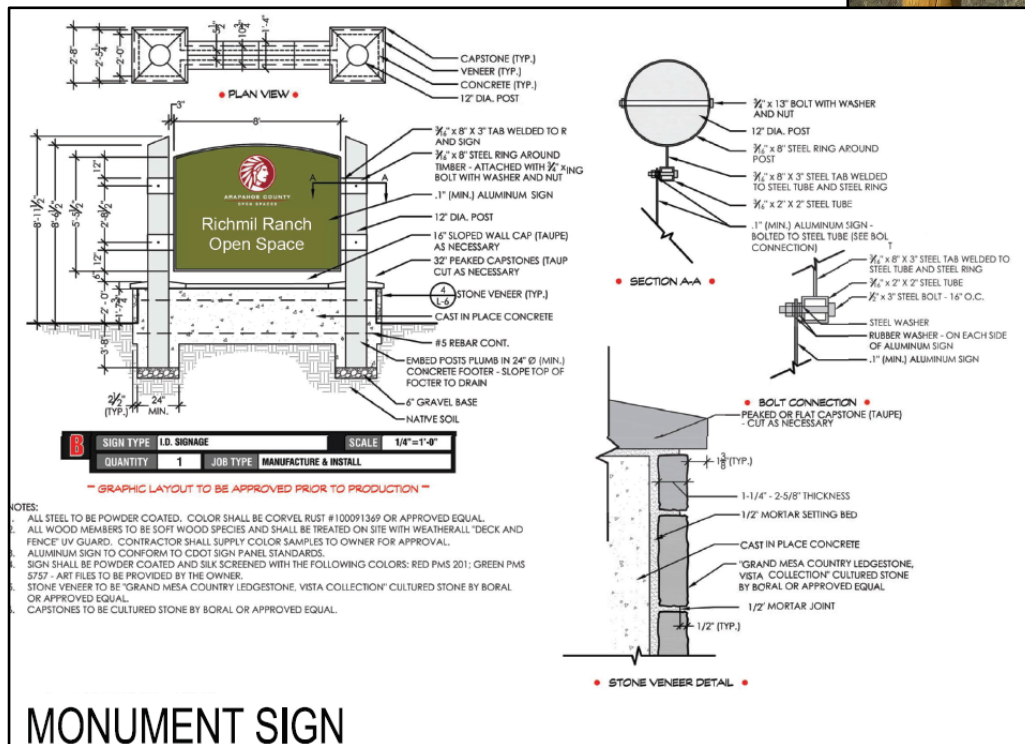
Ranch Entrance Sign – Damaged Often



Entrance Sign (cont.)

Similar to existing sign along I-70

- Will include decorative base



MONUMENT SIGN

Richmil Ranch: Parking Lot Estimate



9/16/2024 ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST - FOR INFORMATION ONLY
RICHMIL OPEN SPACE PARKING LOT EXPANSION



INDEX			CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PROJECT TOTAL		ENGINEERS ESTIMATE	
BOOK	PAGE	SHEET				PLAN	AS CONST.	UNIT PRICE	PROJECT TOTAL
			201-00000	CLEARING AND GRUBBING	LS	1		\$ 10,000.00	\$ 10,000.00
			202-01000	REMOVAL OF FENCE	LF	230		\$ 10.00	\$ 2,300.00
			203-00050	UNSUITABLE MATERIAL	CY	100		\$ 165.00	\$ 16,500.00
			203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY	150		\$ 100.00	\$ 15,000.00
			203-00400	ROCK EXCAVATION	CY	50		\$ 200.00	\$ 10,000.00
			211-03001	DEWATERING	LS	1		\$ 8,500.00	\$ 8,500.00
			212-00006	SEEDING (NATIVE)	AC	2.3		\$ 4,000.00	\$ 9,200.00
			213-00700	LANDSCAPE BOULDER (5 FT)	EA	8		\$ 500.00	\$ 4,000.00
			304-06000	AGGREGATE BASE COURSE (CLASS 6) (4 INCH)	TON	840		\$ 50.00	\$ 42,000.00
			304-06000	2" GRAVEL COVER FOR PROPOSED LOT	TON	420		\$ 45.00	\$ 18,900.00
			306-01000	RECONDITIONING (SUBGRADE)	SY	4160		\$ 5.00	\$ 20,800.00
			412-00900	CONCRETE PAVEMENT (6 INCH)	SY	20		\$ 155.00	\$ 3,100.00
			607-11455	FENCE WOOD	LF	1035		\$ 100.00	\$ 103,500.00
			608	CRUSHER FINES TRAIL	CY	110		\$ 5.00	\$ 550.00
			609-21000	CONCRETE CURB STOP	EA	14		\$ 200.00	\$ 2,800.00
			614-00011	SIGN PANEL (CLASS I) & MONUMENT ENTRANCE SIGN	LS	1		\$ 22,000.00	\$ 22,000.00
			614-0200	STEEL SIGN POST (U-2)	LF	80		\$ 45.00	\$ 3,600.00
			625-00000	CONSTRUCTION SURVEYING	LS	1		\$ 20,000.00	\$ 20,000.00
			626-00000	MOBILIZATION	LS	1		\$ 45,000.00	\$ 45,000.00
			627-00001	PAVEMENT MARKING PAINT	GAL	2		\$ 700.00	\$ 1,400.00
			609-21000	CONCRETE CURB STOP	EA	14		\$ 200.00	\$ 2,800.00
FORCE ACCOUNT								SUB-TOTAL:	\$ 361,950.00
			700-70010	F/A MINOR CONTRACT REVISIONS	F/A	1		20.00%	\$ 72,390.00
			700-70034	F/A ADJUST UTILITIES	F/A	1		1.00%	\$ 3,620.00
			700-70380	F/A EROSION CONTROL	F/A	1		2.00%	\$ 7,240.00
THE ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST IS AN APPROXIMATE ESTIMATION OF THE WORK TO BE PERFORMED BASED ON THE CONCEPTUAL LAYOUT. PAY ITEMS, QUANTITIES AND COSTS MAY VARY BASED UPON THE FINAL DESIGN.								F/A TOTAL:	\$ 83,250.00
								PROJECT TOTAL:	\$ 445,200.00
BID ALTERNATIVE - HORSE AND TRAIL EQUIPMENT									
			N/A	HITCHING POSTS	EA	2		\$ 1,000.00	\$ 2,000.00
			N/A	KIOSK	EA	1		\$ 10,000.00	\$ 10,000.00
								SUB-TOTAL:	\$ 12,000.00
BID ALTERNATIVE - GEOGRID									
			506-01020	GEOGRID REINFORCEMENT	SY	4180		\$ 5.00	\$ 20,900.00
								SUB-TOTAL:	\$ 20,900.00
BID ALTERNATIVE - REFRESH OF EXISTING PARKING LOT									
			304-06000	2" GRAVEL COVER FOR EXISTING LOT RESTORATION	TON	100		\$ 45.00	\$ 4,500.00
								SUB-TOTAL:	\$ 4,500.00

- FULL COST ESTIMATE WITH BID ALTERNATES:
- **\$483,000.00 Requested.**
- **Questions?**



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Thank you

