



Board Summary Report

File #: 24-408

Agenda Date: 7/30/2024

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To: Board of County Commissioners

Through: Gini Pingnot, Open Spaces Director

Prepared By:
Ray Winn, Open Spaces Planner II, County Bike and Pedestrian Planner

Presenter: Ray Winn, Open Spaces Planner II, County Bike and Pedestrian Planner

Subject:
2:00 PM *Dove Valley Regional Park: Bike Park Construction Increase

Purpose and Request:

Open Spaces staff will present updated information on the current construction of the bike park skills course element to the park. The original funding request and approval to Open Space and Trails Advisory Board (OSTAB) was done in 2018. The contract is a design/build work scope, as design and actual construction has progressed new amenities, and maintenance improvements have been discovered and desired to create a more inclusive park for all ages and abilities and reduce maintenance costs. The request from Open Spaces staff is to increase the contract to add in the below additional amenities at a cost increase of \$251,000.00. OSTAB approved this funding request at their June 17th, 2024, meeting.

Background and Discussion: The west 52 acres of Dove Valley Regional Park (DVRP) were developed in the early 1990. The site - with its expansive turf areas, wide paved trails, numerous picnic shelters, and large hills has hosted countless sporting matches, exercise sessions, birthday parties, and sledding days. In 2014-2015 Open Spaces drafted a Master Plan to investigate park issues and obtain public feedback for improving the park; adding in the 40 acres of vacant land purchased in the early 2000's. The Master Plan provided a conceptual design for the expansion onto these 40 aces. This Master Plan was presented to OSTAB in Dec. 2015 and adopted by the BOCC in 2016.

One of the main elements and amenities desired from public feedback was a Wheel Bike Park skills and challenge course. These bike parks have become very popular for mountain bikers and others. Currently there are bike parks in Denver: Ruby Hill, Boulder: Valmont. But none like this are in the Dove Valley Area. Since construction started, the Open Spaces office has received calls daily with folks asking when the bike park will be open.

This recreation element was provided for in the Master Plan and current Phase I design. With a 40-acre area for new park amenities we dedicated approx. 5 acres on the north edge, north of the dog park for this bike Park. Due to the unique nature of designing and building bike parks we had to break off the design and construction from phase 1. Bike parks require unique design skills and construction skills to build the unique elements and the Landscape architect - Wenk, did not have this skill set.

In 2018 we received funding for \$850,000 from OSATB and BOCC for moving forward with a Request for Proposals (RFP) from bike park designers and constructors for a design/build of a new bike park. In 2019 we issued an RFP and received proposals, we selected a joint venture group of Designsapes Landscape contractor and Flow Ride bike park designer, one of the premier bike park builders in the US.

Unfortunately, at the time of funding and RFP OS was anticipating Dove Valley Phase 1 construction to be starting in 2020 or 2021. But due to delays in land use approvals, stormwater design issues with SEMSWA, COVID and waiting for OS re-authorization, OS did not start Phase 1 construction until 2023.

This 4-5 year delay was unfortunate but we are now back on course. The bike park is currently under construction. The trail elements are being constructed as a rough design concept and field fitted and constructed by Flow Design who builds these trail elements from his vision in his head and by feel. The trail elements are 90% complete.

Discussion and Analysis: The remaining elements: Landscaping, access, fencing, shade shelter has been in design, as we progressed through design it was realized elements that would improve the park user experience and reduce costs on long term maintenance were discovered and designed into the park. We have received a cost proposal to add these elements and are requesting funding approval from the Open Spaces Acquisition and Development Fund for \$250,833.

The new elements are listed below with cost:

- **Irrigation System** - this was not scoped in original RFP and is almost half the increase request. Through discussions it is desired to establish new vegetation, keep vegetation healthy and to grow faster and keep dust and trail surface moist. COST: \$115,625.
- **Concrete Under Shelter:** a shade shelter was desired and included in original scope, crusher fines were planned for under shelter - Maintenance staff felt concrete would be easier to clean and maintain: COST: \$24,087.
- **Fencing Gates and Boulder Seating:** Fencing was scoped for perimeter of bike park. But gates were not. Maintenance staff felt lockable gates would be essential if closure of bike park is needed, additional seating is also desired. COST: \$21,540.
- **Improved Dirt Mix + Stockpile:** we improved the dirt mix to add more loam which will pack tighter and last longer requiring less maintenance and topdressing, OS also desires a stockpile for maintenance. COST: \$21,660.
- **Kids Strider Trail + Asphalt:** we added a small kids strider trail that was not scoped in proposal and additional asphalt to reduce soil erosion on pump track trail. COST: \$31,500. \$31,500.
- **GESC Addition:** not foreseen in proposal and concept slopes are exceeding allowable grades for mulch per stormwater standards we need to place erosion control blankets COST: \$36,470. These additions will improve the user experience and most importantly reduce long term maintenance cost. Bike parks can be very maintenance intensive.

Fiscal Impact: The Open Space Acquisition and Development Fund supports the \$251,000 request. The fund balance is sufficient to fund this request.

Alternatives: Approve, modify, or deny the funding request.

Alignment with Strategic Plan:

Be fiscally sustainable

Provide essential and mandated service

Be community focused

Staff Recommendation: Staff recommends that the BOCC approve the funding request of \$251,000 from the Open Space Acquisition and Development Fund to support the completion of the Dove Valley Bike Park.

Concurrence: OSTAB approved this funding request at the June 17th, 2024, OSTAB meeting.