

**AGENDA**  
**Open Space and Trails Advisory Board Meeting**  
**Microsoft Teams Meeting ID: 233 198 578 575 Passcode: P9cV2W**  
**Meeting Dial-in Number (Audio Only): 719-569-5048 Conference ID: 194 048 958#**  
**April 1, 2024**  
**5:30-6:15 p.m.**

**Call to Order**

**Roll Call**

**General Discussion**

- Funding for High Line Canal Natural Resource Management Plan (A)
- Funding Increase for Kiowa Creek Open Space Construction (A)

**Upcoming Events**

- April 13: 17 Mile House Open House -- Pollinator-Friendly Gardening
- April 23: Recognition of Open Spaces 20<sup>th</sup> Anniversary – Proclamation will be issued during BOCC Business Meeting at Admin @ 9:30 a.m.
- May 11: 17 Mile House Open House – Discover Our History: Cherry Creek Valley
- May 18-19: Chalk Lines & Vines
- June 8: 17 Mile House Open House – Wool Spinning
- June 22 & 29: Pictures on the Plains
- June 25: Recognition of Parks and Recreation Month – Proclamation will be issued during BOCC Business Meeting at Admin @ 9:30 a.m.
- June 26: Bike to Work Day
- July 25-28: Arapahoe County Fair
- [CSU Extension events](#) added regularly (see link for details), including:
  - March 30: Creating Pollinator Habitat
  - April 20: Native Plants for Birds and Pollinators
  - April 25: Food Preservation | Kimchi
  - April 27: Container Gardening
  - April 30: Composting
  - May 1: The Buzz on Bees
  - May 9: Native Plant Master Wildflower Walk
  - May 15: Food Preservation | Yogurt
  - June 6: Food Preservation | Ginger Ale

**Board Member Comments**

**Adjournment (A)**

(A) Action Item (I) Information Item



## STAFF REPORT

**Date:** April 1, 2024

**To:** Open Space and Trails Advisory Board (OSTAB)

**Through:** Gini Pingnot, Open Spaces Director

**From:** Glen Poole, Open Space Operations Manager

**Subject:** **Funding Request: High Line Canal Natural Resource Management Plan**

**Purpose and Action Requested:** Arapahoe County and the Open Spaces Department anticipate acquiring portions of the High Line Canal property in June 2024 from Denver Water. Open Space Operations, the High Line Canal Conservancy (Conservancy), and a small team of Canal Collaborative members have selected Biohabitats and Dig Studio to facilitate and develop a Natural Resource Management Plan (NRM Plan) for the High Line Canal. The NRM Plan will serve to guide future management and stewardship of the entire property. The Open Space Manager along with Conservancy staff will present a joint project request for \$162,000 to assist in funding the NRM Plan. The total cost for the NRP Plan is expected to be \$355,000, Arapahoe County's \$162,000 share represents 45% of the total cost of the NRM Plan.

**Background:** Denver Water has reduced its use of the Canal for irrigation water delivery to its historic customers. The Canal is a landscape in transition, with the corridor's riparian like ecosystem now relying on stormwater inputs to sustain vegetation and trees. Arapahoe County will be taking ownership of 47 miles of the 71-mile-long Canal (66% of the total trail length).

Denver Water has agreed to support a transition process after the County acquires the property, with the transition period ending at the close of 2026. Denver Water will continue to fulfill its existing maintenance responsibilities during this transition period and will support County staff in learning Denver Water management processes and protocols for the Canal. During this transition period, Denver Water and the Conservancy are making significant investments in natural resource restoration, large-scale hazard tree mitigation, debris removal, invasive species mitigation, and management of ash trees. These investments in supporting Canal maintenance and restoration will ensure a smooth transition at the end of 2026 for Arapahoe County and its partners.

The NRM Plan will guide the County's management relationships with the local agencies responsible for operating and maintaining the Canal within the County's ownership. The NRM Plan will establish overarching recommendations for the management of vegetation, the tree canopy, local wildlife, habitat restoration, and noxious weed management.

FIND YOUR SPACE

The NRM Plan scope was developed with input from Canal Collaborative partners and consists of six primary focus areas:

- Assessment of Existing Conditions
- Formalizing Goals, Defining Subareas, and Setting Targets
- Maintenance of Existing Resources
- Landscape Enhancement Strategies
- Operations and Management Structure Recommendations
- Public Communications Planning

**Discussion and Analysis:** The Conservancy is leading the procurement process for the NRM Plan and will also be facilitating the project management of the NRM Plan. A Steering Committee was formed to assist the Conservancy in leading the development of the NRM Plan, which includes representatives from Arapahoe County Open Spaces, Denver Parks and Recreation, Douglas County, and the Mile High Flood District. The Conservancy advertised a Request for Proposals (RFP) to hire a consultant to develop the NRM Plan in January and received responses to the RFP in mid-February. The Steering Committee reviewed the RFP submittals, interviewed the top two consultants, and selected the partnership of Biohabitats and Dig Studio as the consultant for the project. The consultant team has scheduled 14 months to complete the NRM Plan and its associated engagement process.

The Conservancy has requested funds from the Steering Committee members and other Collaborative partners to support the project. The following partners have or are anticipated to contribute a combined total of \$193,000 toward the project. As a future owner of most of the Canal, Arapahoe County would provide a large portion of the funding to support the NRM Plan. The total project cost is expected to be \$355,000 with Arapahoe County contributing \$162,000 dollars (45% of the budget).

The County has been a strong proponent for the development of a canal wide NRM Plan. When the property transfers, the County will take over management of recreational leases and stormwater agreements that govern the County's portion of the Canal. The NRM Plan will serve as a guide for the County and its recreational / stormwater partners in the sustainable management of the Canal moving forward. It also will provide guidance for the County in establishing minimum levels of care, creating operating plans, centralizing Canal maintenance contracts, and negotiating future leases. These are all outcomes the County hopes to complete during the transition period, setting the County up for success as Denver Water formally shifts its focus to be limited to only water works purposes on the Canal.

**Staff Recommendation:** Staff recommends that OSTAB forward for BoCC consideration the joint project funding request of \$162,000 from the \$4 million-dollar Highline Canal Working Group pledge within the Open Space Acquisition and Development Fund to support the High Line Canal Natural Resource Management Plan.

**Suggested Motion:** I move that OSTAB recommend to the BoCC approval of \$162,000 from the \$4 million-dollar Highline Canal Working Group pledge within the Open Space Acquisition and Development Fund to support the High Line Canal Natural Resource Management Plan.

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

**Fiscal Impact:** The Open Space Acquisition and Development Fund would support the \$162,000 request. The fund balance is sufficient to sustainably support this joint project request.

**Attachments:** Joint Project Funding Request Presentation



# Natural Resource Management Plan Funding Request

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OSTAB Presentation, April 2024



# Agenda

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Consultant Selection

Funding Request

Questions



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# Natural Resource Management Plan Consultant Selection

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# NRM Plan Project Management Structure

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- Steering Committee
  - The leadership team guiding the planning process
  - Arapahoe County Open Spaces, Denver Parks & Recreation, Douglas County Parks, Trails, and Building Grounds, High Line Canal Conservancy, and the Mile High Flood District
- Project Team
  - Subject matter experts from all agencies in the Canal Collaborative
  - Provide input on key decisions & Canal-wide recommendations
- Sub-Area Teams
  - Subject matter experts from all agencies in the Canal Collaborative
  - Develop and refine region-specific recommendations
  - Anticipated sub-areas:
    - Douglas County
    - Southern Arapahoe County
    - Denver & Unincorporated Arapahoe County
    - Aurora & Adams County



## Scope of Work Overview

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1. Formalizing Goals, Defining Subareas and Setting Targets
2. Maintenance of Existing Resources
3. Natural Resource Enhancement Strategies
4. Operations and Management Structure Recommendations
5. Public Communications Planning



# Consultant Selection

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## 1. RFP Proposal Review & Scoring

- Qualifications of the firm
- Proposed project approach
- Capacity to complete project successfully and on schedule
- Pricing

## 2. Consultant Interviews with Steering Committee (top two consultants)

- Interviews and follow up questions. Documented with notes.
- Steering Committee, each member provided a recommendation on top consultant and runner up.
- Staff from the HLC Conservancy and key members of the Steering Committee met with top consultant to finalize project scope and pricing.

## 3. High Line Canal Conservancy facilitates contract award and associated joint project funding request to Arapahoe County.



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# **Natural Resource Management Plan Funding Request**

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## NRM Plan Funding Partners

The High Line Canal Conservancy and its Canal Collaborative partners are contributing the following funds to support the total cost of the Natural Resource Management Plan.

Funding Request	Requested	Confirmed
Douglas County	\$15,000	
HRMD	\$15,000	
City of Littleton		\$15,000
SEMSWA		\$15,000
SSPRD		\$15,000
Greenwood Village		\$15,000
Cherry Hills Village		\$15,000
Arapahoe County	\$162,000	
City & County of Denver		\$15,000
City of Aurora		\$15,000
Adams County	\$43,000	
MHFD		\$15,000
<b>Total</b>	<b>\$235,000</b>	<b>\$120,000</b>



# NRM Plan Funding Request

The High Line Canal Conservancy and its Canal Collaborative partners are requesting \$162,000 from Arapahoe County Open Spaces to support the NR Management Plan.

Funding Source / Partner	Join Project Request	Cash Match	Total Funds
Arapahoe County Open Spaces	\$162,000		\$162,000
Highline Canal Conservancy		In-Kind, \$25,000	\$0
Secured Partner Match's (Littleton, SSPRD, SEMSWA, GV, CHV, Aurora, Denver Existing Conditions)		\$120,000	\$120,000
County Requests in Progress (Douglas County, Adams County)		\$58,000	\$58,000
Request Pending (Highlands Ranch)		\$15,000	\$15,000
<b>Project Totals:</b>	<b>\$162,000</b>	<b>\$193,000</b>	<b>\$355,000</b>





## NRM Plan Joint Project Funding

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### **Staff Recommendation:**

Staff recommends that OSTAB forward for BoCC consideration the joint project funding request of \$162,000 from the \$4 million-dollar Highline Canal Working Group pledge within the Open Space Acquisition and Development Fund to support the High Line Canal Natural Resource Management Plan.

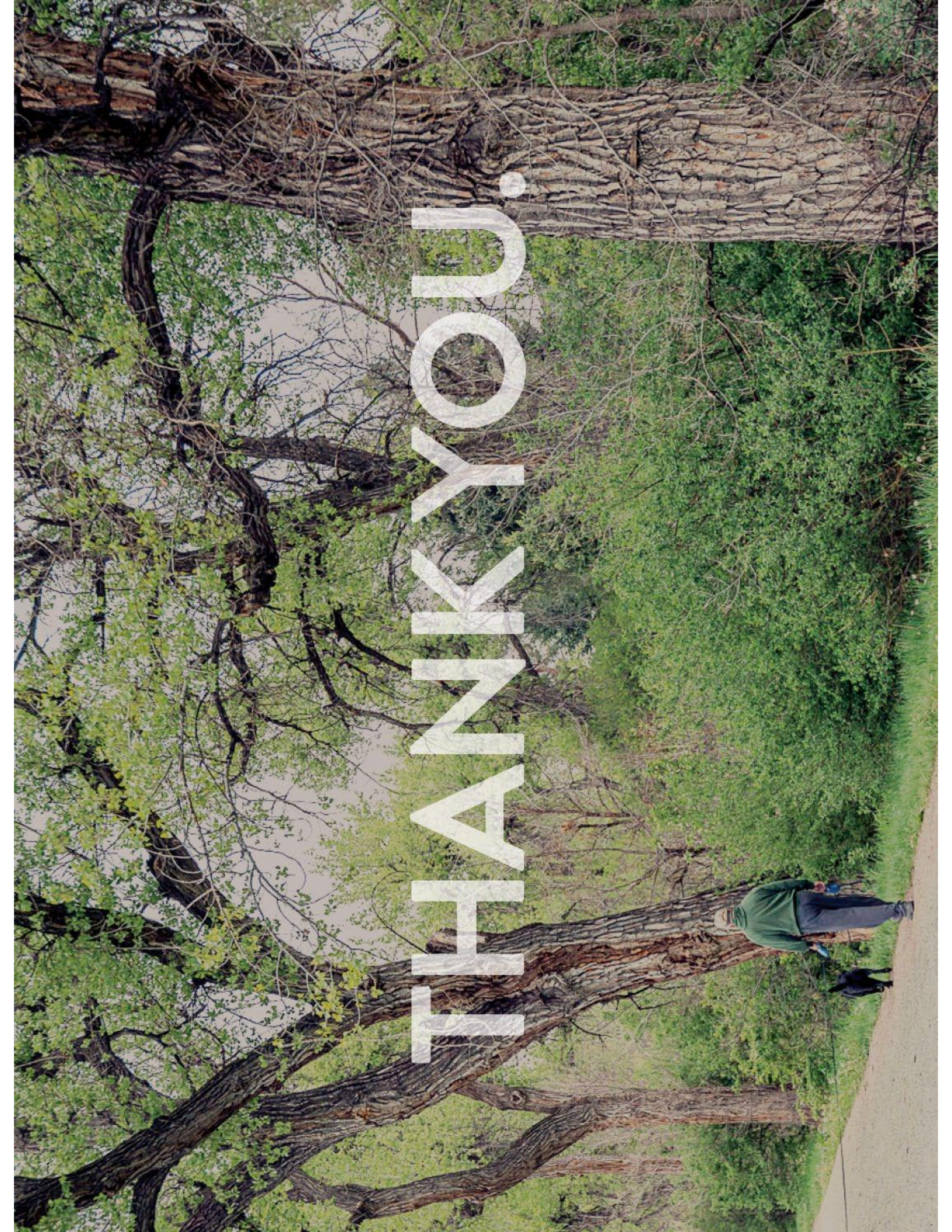
### **Suggested Motion:**

I move that OSTAB recommend to the BoCC approval of \$162,000 from the \$4 million-dollar Highline Canal Working Group pledge within the Open Space Acquisition and Development Fund to support the High Line Canal Natural Resource Management Plan.





THANK YOU.





# STAFF REPORT



**Date:** April 1, 2024

**To:** Open Space and Trails Advisory Board (OSTAB)

**Through:** Gini Pingnot, Open Spaces Director

**From:** Ray Winn, Open Spaces Planner II / County Bike and Pedestrian Planner

**Subject:** **Funding Increase for Kiowa Creek Open Space Construction.**

## **Purpose and Action Requested:**

Staff will present the Kiowa Creek Open Space project to obtain a recommendation from OSTAB to the Board of County Commissioners (BoCC) to approve the allocation to expend \$7.5M from the Open Spaces Acquisitions and Development Fund for the construction of the Kiowa Creek Open Space Park and the Bennett Regional Trail Bridge.

## **Background:**

In summer of 2022 staff completed the Kiowa Creek Master Plan that was approved by OSTAB on April 25<sup>th</sup>, 2022. During this meeting, OSTAB also approved funding of \$4.5M based on the Master Plan cost estimate of \$4,396,249.08 that included a crossing of Kiowa Creek. However, most of the construction for the park is going to take place in the floodplain including a bridge over Kiowa Creek that requires a significant engineering exercise and requires a Conditional Letter of Map Revision (CLOMR) from the Army Corps of Engineers. These items and level of detail are not really addressed in a Master Plan level of analysis but instead happen in the design phase that we are currently conducting. Therefore, Staff did not have a lot of confidence in the cost estimate from the Master Plan. For this reason, Staff elected to not bring the funding request to the BoCC on 6/28/2022 but instead got the BoCC's adoption of the Master Plan essentially approving the uses and amenities in the Master Plan but not funding approval.

Staff recently completed the 60% design which includes an engineered crossing of Kiowa Creek and a much more refined cost estimate (see below) of \$6,070,253.25 for the park and \$1,225,900.00 for a north boardwalk crossing in 2024 dollars. The 60% design has taken a long time to complete since the project construction is primarily in the floodplain requiring complex engineering work to determine a crossing of Kiowa Creek in the form of an engineered boardwalk. It has also been confirmed that a CLOMR will be required to construct the park.

**FIND YOUR SPACE**

6934 South Lima Street, Centennial, CO 80112

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**f** 720-874-6743

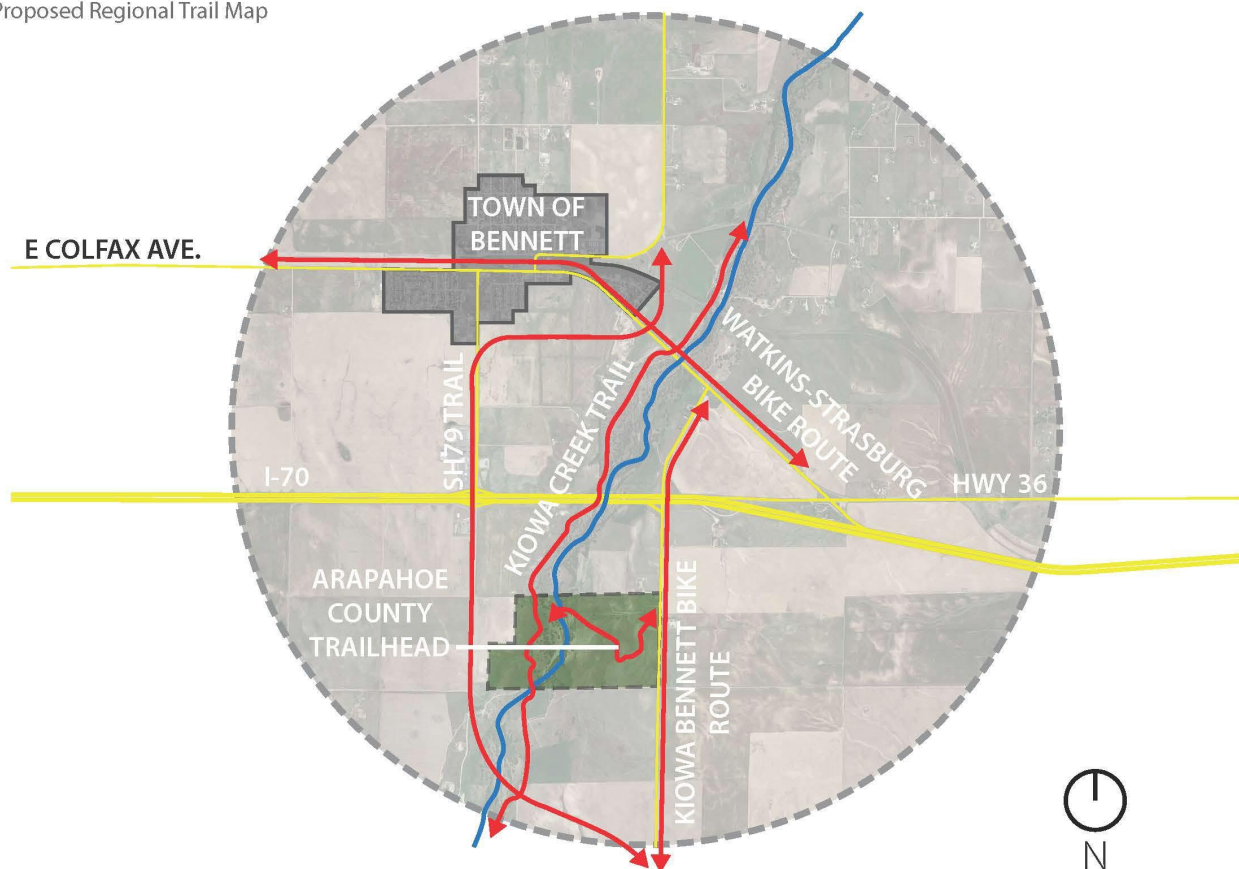
**e** [open\\_space@arapahoegov.com](mailto:open_space@arapahoegov.com)

**w** [arapahoegov.com/openspaces](http://arapahoegov.com/openspaces)

Bid Item #	Item	Quantity	Unit	Unit Cost	Total	Comments/Assumptions
<b>Base Bid:</b>	<b>Project Start-Up</b>			<b>Subtotal:</b>	<b>\$ 1,053,209.39</b>	
	Project Start-Up and Preparation (10%)	1	LS	\$ 738,509.39	\$ 738,509.39	
	Mobilization					
	Permits					
	Vehicle Tracking					
	Dust Control (Water)					
	Potholing Utilities (Non-Destructive)	5	EA	\$ 1,200.00	\$ 6,000.00	Area around well & pump
	Erosion Control & Stormwater Management	1	LS	\$ 268,700.00	\$ 268,700.00	Allowance - Includes all erosion control related items. See GESC estimate for detail
	Construction Staking / Surveying	1	LS	\$ 40,000.00	\$ 40,000.00	Allowance - Revise with further detail
	<b>Site Preparation</b>			<b>Subtotal:</b>	<b>\$ 145,000.00</b>	
	Tree Protection - Orange Fencing	15,000	LF	\$ 3.00	\$ 45,000.00	Allowance - Includes 150 trees within LOW
	Riparian Corridor/Minor Restoration/Stabilization	1	LS	\$ 100,000.00	\$ 100,000.00	MP Allowance - Revise with further detail - Permits, BMP's, etc.
	<b>Earthwork &amp; Drainage</b>			<b>Subtotal:</b>	<b>\$ 1,599,000.00</b>	
	Clear & Grub	55	AC	\$ 1,800.00	\$ 99,000.00	Area of disturbance within LOW
	Cut/Fill - Complete in Place	65,000	CY	\$ 10.00	\$ 650,000.00	Earthwork needed to cut, and fill on-site
	Strip and Stockpile Existing Topsoil	55,000	CY	\$ 10.00	\$ 550,000.00	Includes 6" of topsoil stockpile from areas of disturbance
	Misc. Engineered Drainage Improvements	1	LS	\$ 300,000.00	\$ 300,000.00	Allowance - Storm culverts under roads and trails.
	<b>Sitework &amp; Hardscape</b>			<b>Subtotal:</b>	<b>\$ 3,513,534.00</b>	
	Concrete Paving	13,000	SF	\$ 12.00	\$ 156,000.00	
	Gravel Paving - West Parking Lot	19,688	SF	\$ 3.50	\$ 68,908.00	
	Gravel Paving - East Parking Lot	11,785	SF	\$ 3.50	\$ 41,247.50	
	Gravel Paving - Horse Trailer Parking Lot	58,128	SF	\$ 3.50	\$ 203,448.00	
	Gravel Paving - Entrance Drive	51,808	SF	\$ 3.50	\$ 181,328.00	Main Drive from entrance to West Parking
	Mowed Vegetation (non-trail)	77,217	SF	\$ 1.50	\$ 115,825.50	West trailhead, overlooks, and archery range
	Mowed Vegetation - Equestrian Trail - 10' Width	147,485	SF	\$ 1.50	\$ 221,227.50	Equestrian trail - Mow and remove large rocks and miscellaneous obstructions
	Gravel Paving - Multi-Use Trail - East of Creek - 6' Width	46,856	SF	\$ 3.50	\$ 163,996.00	6" depth class 6
	Gravel Paving - Multi-Use Trail - West of Creek - 6' Width	43,491	SF	\$ 3.50	\$ 152,218.50	6" depth class 6
	Single-Track Trail - East of Creek - 4' Width	47,780	SF	\$ 2.50	\$ 119,450.00	Single Track Bike Trail - Clear & Grub only, minor grading
	Single-Track Trail - West of Creek - 4' Width	14,614	SF	\$ 2.50	\$ 36,535.00	Single Track Bike Trail - Clear & Grub only, minor grading
	Low Water Crossing - North (Boardwalk)	1	LS	\$ 1,225,900.00	\$ 1,225,900.00	Muller Crossing Memo - 12' Wide Vehicular Rated
	Low Water Crossing - South (Boardwalk)	1	LS	\$ 827,450.00	\$ 827,450.00	Muller Crossing Memo - 8' Wide Pedestrian Rated
	<b>Site Structures, Elements &amp; Site Furniture</b>			<b>Subtotal:</b>	<b>\$ 1,669,185.00</b>	
	<b>Irrigation Improvements</b>	1	LS	\$ 72,723.00	\$ 72,723.00	
	Well Renovations	1	LS	\$ 51,500.00	\$ 51,500.00	Includes demo of existing and upgrades for new system
	Shrub & Tree Drip Irrigation	1	LS	\$ 10,723.00	\$ 10,723.00	Includes hose bib at equestrian wash rack
	Drinking Fountain	1	EA	\$ 10,500.00	\$ 10,500.00	Murdock GYQ84-PF SS DF w/ Pet Fountain
	<b>Structures</b>	1	LS	\$ 551,000.00	\$ 551,000.00	
	Maintenance Shed (30x30')	1	EA	\$ 95,000.00	\$ 95,000.00	Tuff Shed - Premier Pro Ranch Garage
	Shelter (20x30')	2	EA	\$ 80,000.00	\$ 160,000.00	ICON Shelter System includes installation and freight
	Shelter (12x16')	2	EA	\$ 45,000.00	\$ 90,000.00	ICON Shelter System includes installation and freight
	Portable Toilet Enclosure	1	EA	\$ 51,000.00	\$ 51,000.00	ICON Shelter System includes installation and freight
	Vault Toilet	1	EA	\$ 155,000.00	\$ 155,000.00	CXT Precast Concrete Products: Double Rocky Mountain 11'-11"x14'-4"
	<b>Furnishings</b>	1	LS	\$ 307,200.00	\$ 307,200.00	
	Boulder Seating	7	EA	\$ 850.00	\$ 5,950.00	Unit price from similar project bid received Feb. 2024
	In-Ground Log Bench (not including archery range qty)	6	EA	\$ 550.00	\$ 3,300.00	Unit price from similar project bid received Feb. 2024. Log material to be collected on site from demo'd trees.
	Entry Gate	2	EA	\$ 5,500.00	\$ 11,000.00	Each entry gate has (2) "barrier gates" and (4) posts/footings
	Post & Rail Fence (everywhere but archery)	1,700	LF	\$ 95.00	\$ 161,500.00	Post and Rail Fence (D4) - ACOS Trailhead and Trail Design Standards
	Bench	2	EA	\$ 2,300.00	\$ 4,600.00	Pilot Rock
	Picnic Table	18	EA	\$ 3,800.00	\$ 68,400.00	Pilot Rock
	Bike Rack	6	EA	\$ 950.00	\$ 5,700.00	Bike Rack (D6) w/ modifications - ACOS Trailhead and Trail Design Standards
	Trash Receptacle	10	EA	\$ 1,740.00	\$ 17,400.00	Pilot Rock
	Bike Repair Station	1	EA	\$ 5,550.00	\$ 5,550.00	Dero Fixit w/ Air Kit
	Wheel Stop	34	EA	\$ 700.00	\$ 23,800.00	Wheel Stop (D7) w/ modifications - ACOS Trailhead and Trail Design Standards
	<b>Interpretive Signage</b>	1	LS	\$ 102,950.00	\$ 102,950.00	
	Sign Kiosk	3	EA	\$ 30,000.00	\$ 90,000.00	Includes structure & signage
	Trailside Interpretive Sign (2 Post Stanchion)	3	EA	\$ 2,250.00	\$ 6,750.00	Includes structure & signage
	Exploratory Prompt Sign (1 Post Stanchion)	4	EA	\$ 1,550.00	\$ 6,200.00	Includes structure & signage
	<b>Site Wayfinding</b>	1	LS	\$ 64,500.00	\$ 64,500.00	
	Wayfinding Sign Post	10	EA	\$ 900.00	\$ 9,000.00	8"x8" Wood Post w/ Novelty Street Name Sign
	Trail Marker	100	EA	\$ 150.00	\$ 15,000.00	(1) Marker every 1000' minimum and key intersections
	Road Sign	35	EA	\$ 300.00	\$ 10,500.00	MUTCD Signage
	Entrance Sign	1	EA	\$ 30,000.00	\$ 30,000.00	*Park Sign - Schlosser quote
	<b>Outdoor Classroom</b>	1	LS	\$ 39,150.00	\$ 39,150.00	
	Boulder Seating	7	EA	\$ 850.00	\$ 5,950.00	Unit price from similar project bid received Feb. 2024
	Concrete Paving	2,000	SF	\$ 12.00	\$ 24,000.00	
	Raised Log Bench	8	EA	\$ 1,150.00	\$ 9,200.00	Log material to be collected on site from demo'd trees.
	<b>Archery Range</b>	1	LS	\$ 255,377.00	\$ 255,377.00	
	Archery Post	10	EA	\$ 250.00	\$ 2,500.00	Includes 2 bow hangers and 2 quivers per post, wood post, and concrete footing
	Archery Target	26	EA	\$ 650.00	\$ 16,900.00	Includes wood posts, concrete footings, and target
	Boulder Seating	2	EA	\$ 850.00	\$ 1,700.00	Unit price from similar project bid received Feb. 2024
	Earthwork	1	LS	\$ 6,327.00	\$ 6,327.00	Allowance for grading berms
	Fire Line Marker	21	EA	\$ 100.00	\$ 2,100.00	
	Gravel Paving	10,000	SF	\$ 3.50	\$ 35,000.00	Class-6 road base
	In-Ground Log Bench	7	EA	\$ 550.00	\$ 3,850.00	Unit price from similar project bid received Feb. 2024. Log material to be collected on site from demo'd trees.
	Picnic Table	5	EA	\$ 4,500.00	\$ 22,500.00	Pilot Rock
	Post & Rail Fence	1,300	LF	\$ 95.00	\$ 123,500.00	Two-rail wood fence
	Safety Signage	1	LS	\$ 1,000.00	\$ 1,000.00	Allowance for signs along fence
	Shelter (30x30')	1	EA	\$ 40,000.00	\$ 40,000.00	ICON Shelter System includes installation and freight
	<b>Horse Challenge Area</b>	1	LS	\$ 276,285.00	\$ 276,285.00	
	Cobble Swale	1	LS	\$ 11,000.00	\$ 11,000.00	Cobble rock mulch only (no landscape boulders included)
	Equestrian Wash Station	1	LS	\$ 1,250.00	\$ 1,250.00	Includes concrete pad & curb, and tie-rails (Hydrant included in irrigation costs)
	Hitching Posts	10	EA	\$ 1,550.00	\$ 15,500.00	Hitching Rail (D5) w/ modifications - ACOS Trailhead and Trail Design Standards
	Landscape Boulder	29	EA	\$ 850.00	\$ 24,650.00	Unit price from similar project bid received Feb. 2024.
	Level 1 Step-Over	2	EA	\$ 3,000.00	\$ 6,000.00	
	Level 2 Step-Over	1	EA	\$ 3,500.00	\$ 3,500.00	
	Stacked Log Step-Over	1	EA	\$ 3,885.00	\$ 3,885.00	
	Turning Step Over	1	EA	\$ 5,000.00	\$ 5,000.00	
	Pyramid Stepper	1	EA	\$ 31,000.00	\$ 31,000.00	
	Rock Drainage Crossing	2	EA	\$ 9,000.00	\$ 18,000.00	Based on scale of boardwalk at Cheyenne-Arapaho Park. Potential to have one of these as Boardwalk "mock up".
	Round Pen	2	EA	\$ 11,500.00	\$ 23,000.00	50' Diameter Steel Tubing Round Pen: (19) - 8' Panels, (1) - 4' Panel, (1) - Walk-Thru Gate. Priefert
	Sand Pit Crossing	1	EA	\$ 9,000.00	\$ 9,000.00	Includes 80 LF concrete edger and salvaged sand
	Shelter (20x30')	1	EA	\$ 80,000.00	\$ 80,000.00	ICON Shelter System includes installation and freight
	Green Equestrian Trail Obstacles	800	LF	\$ 35.00	\$ 28,000.00	
	Blue Equestrian Trail Obstacles	300	LF	\$ 55.00	\$ 16,500.00	
	<b>Planting</b>			<b>Subtotal:</b>	<b>\$ 143,674.87</b>	
	Upland Seed Mix	31.95	AC	\$ 2,500.00	\$ 79,881.94	Unit price from similar project bid received Feb. 2024.
	Upland Short-Grass Seed Mix	2.57	AC	\$ 2,500.00	\$ 6,431.10	Unit price from similar project bid received Feb. 2024.
	Riparian Seed Mix	0.29	AC	\$ 5,000.00	\$ 1,433.54	Unit price from similar project bid received Feb. 2024.
	Water-Quality Seed Mix	2.20	AC	\$ 7,000.00	\$ 15,428.28	Unit price from similar project bid received Feb. 2024.
	Deciduous Tree - Cottonwood Pole	15	EA	\$ 1,200.00	\$ 18,000.00	Unit price from similar project bid received Feb. 2024.
	Deciduous Tree - Deep Bury	15	EA	\$ 1,500.00	\$ 22,500.00	Unit price from similar project bid received Feb. 2024.
	<b>Project Construction Sub-Total</b>			<b>Subtotal:</b>	<b>\$ 8,123,603.25</b>	ALL INCLUSIVE
	25% Design & Construction Contingency				\$ 2,030,900.81	
	<b>Project Construction Total:</b>				<b>\$ 10,154,504.07</b>	MP Budget: \$4,221,649.08
	<b>Project Construction Sub-Total</b>			<b>Subtotal:</b>	<b>\$ 6,070,253.25</b>	BOARDWALKS REMOVED
	25% Design & Construction Contingency				\$ 1,517,563.31	
	<b>Project Construction Total:</b>				<b>\$ 7,587,816.57</b>	MP Budget: \$4,221,649.08

This crossing of Kiowa Creek is a very important multimodal connection allowing the Town of Bennett to move forward with a planned regional trail connection (see map below). This regional trail moves through the park and connects the community of Antelope Hills to the Town of Bennett and provides connections to the Adams County multimodal trail system. In anticipation of this regional connection, Staff are using this construction opportunity to seamlessly facilitate a regional trail through the park including grading in larger trail sections that can easily be converted to concrete and of course the boardwalk crossing of the Kiowa Creek. These actions taken during construction, will seamlessly allow a regional trail conversion to happen at a significantly reduced cost to the Town of Bennett.

Proposed Regional Trail Map



### Discussion and Analysis:

Staff has determined that a boardwalk crossing will be the most cost-effective way to cross Kiowa Creek at a cost of \$1.5M. For comparison, The Master Plan estimated this cost of a boardwalk crossing to be \$174,600.00. There are many more examples of large cost discrepancies like this throughout the Master Plan cost estimate when compared to the 60% design cost estimate above. This confirms Staff's actions to not bring a funding request to the BoCC on 6/22/2022. Staff has recently received approval from the BoCC to move forward with several grant opportunities to help alleviate some of these increased costs, but these grants are just a drop in the bucket.

Inflation index calculations indicate that \$4.5M in 2022 dollars equates to \$5.5M in 2024 dollars. Using Staff's experience and expertise in construction, Staff believes that we can refine this 60% cost estimate even more to a manageable amount of \$6M for the park construction and \$1.5M for the regional trail crossing. For example, Staff suggested utilizing a different grading technique that saved \$1M from the prior cost estimate. Staff understands that \$7.5M does not give a lot of room for contingency so we are currently revising the 60% cost

estimate further to allow for contingency costs which may include phasing some amenities to a second phase. The consultants and engineers agree that \$7.5M is an achievable amount to construct the boardwalk crossing and provide the amenities outlined in the adopted Master Plan in either this phase or a subsequent phase.

**Staff Recommendation:** Staff recommends making a formal recommendation to the BoCC to approve the allocation of \$7,500,000.00 from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park and the Bennett Regional Trail bridge crossing.

**Suggested Motion:** I move we recommend to the BoCC approval of the proposed \$7,500,000.00 from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park and the Bennett Regional Trail bridge crossing.

**Alternatives:** Recommend approval, approval with changes, or denial.

**Fiscal Impact:** \$7,500,000.00. The fund balance exceeds the amount requested.





ARAPAHOE COUNTY  
OPEN SPACES

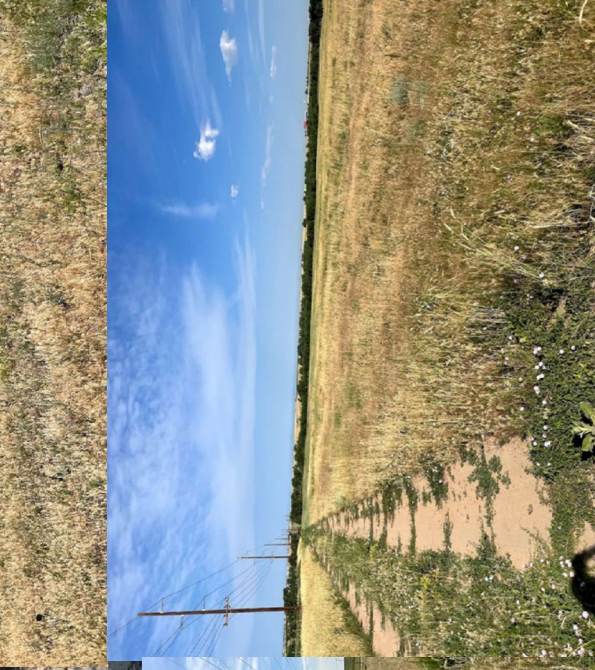
# Kiowa Creek Open Space Request for Construction Funding Increase

OSTAB April 1<sup>st</sup>, 2024

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# Kiowa Creek Open Space





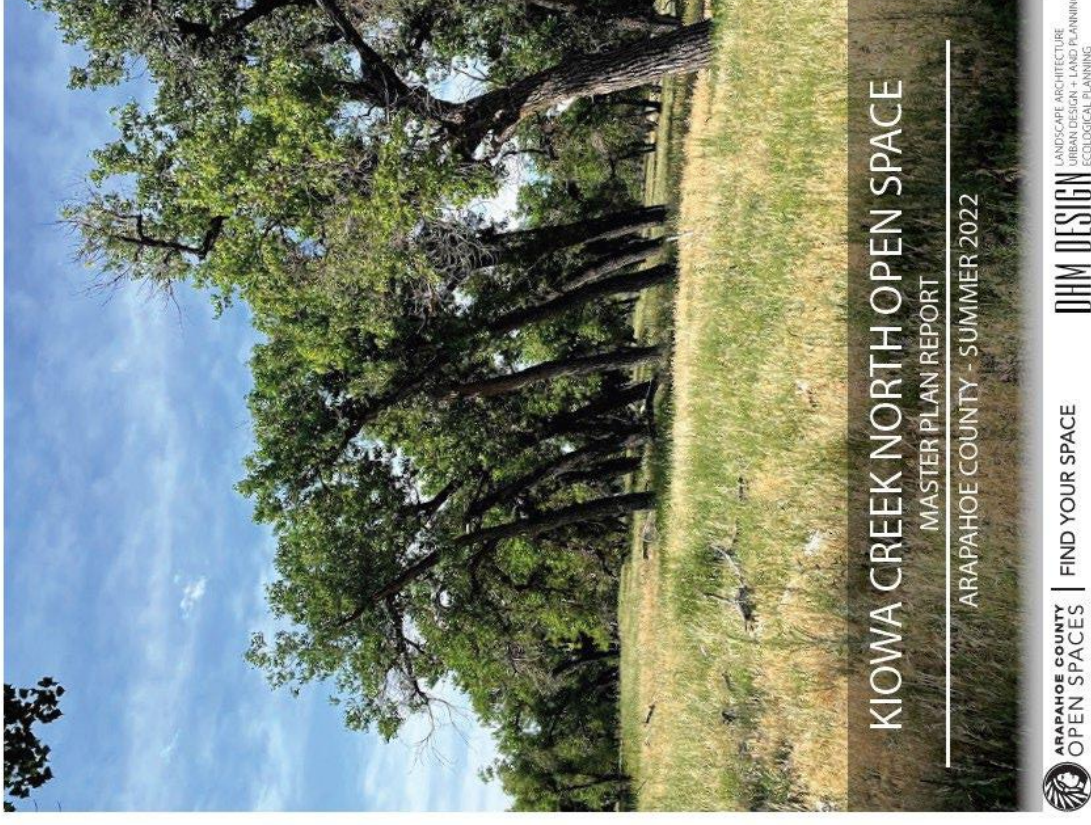
## KCOS Property History

- approximately 265 acres of unimproved open space
- property was purchased in 2009 to be maintained as an open space, for future passive use recreation
- The site is unique because of its matrix of ecological communities and intact riparian corridor splitting the site.



# KCOS Master Plan Adoption and Funding History

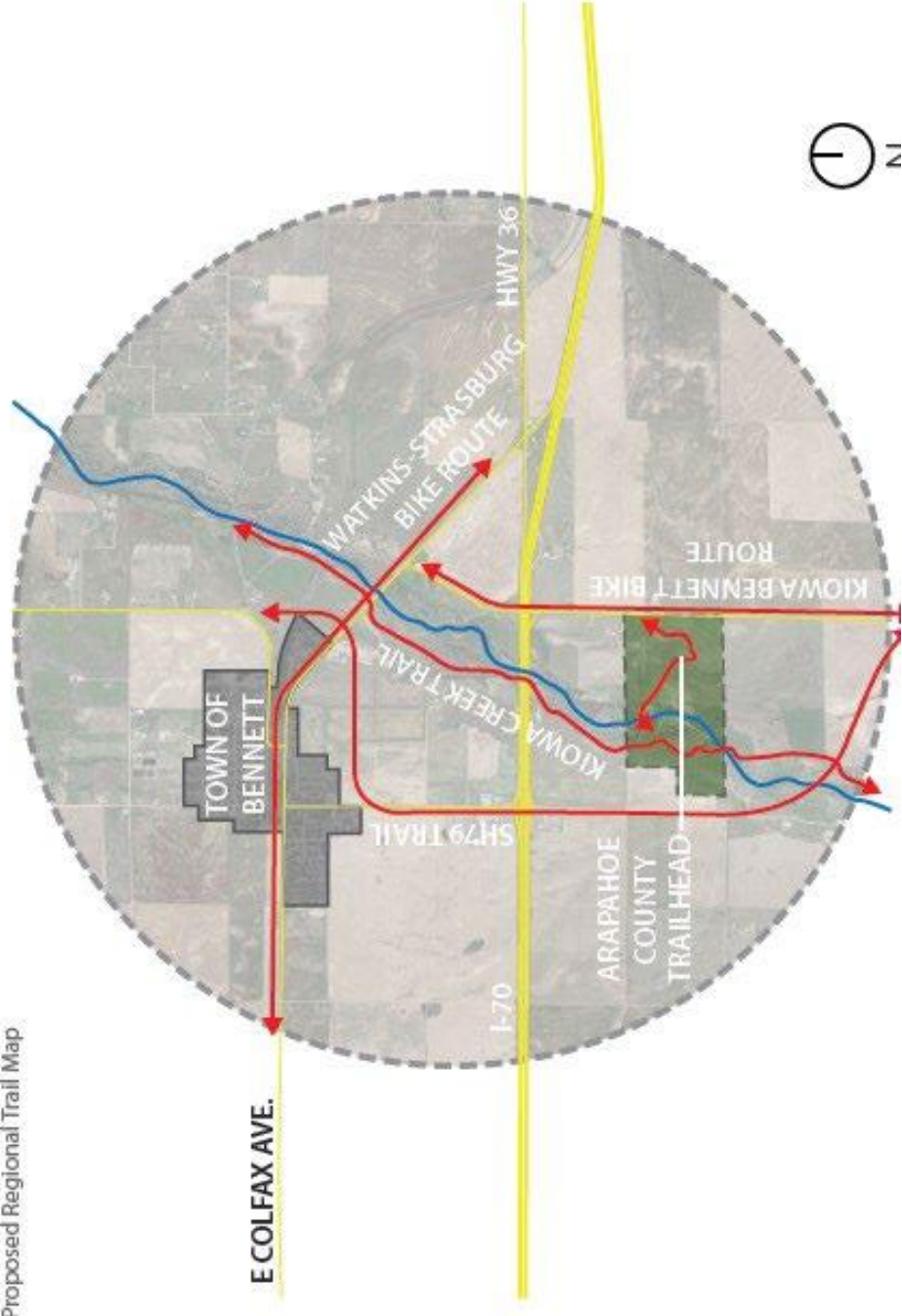
- MP Completed in Summer 2022
- OSTAB Approved MP on April 25<sup>th</sup> 2022 and \$4.5M for construction funding based on MP cost estimate
- BoCC adopted MP on June 28<sup>th</sup> 2022
  - Staff **DID NOT** bring the \$4.5M funding request to BoCC due to uncertainty of building in the floodplain.





# KCOS Regional Multimodal Connectivity

Proposed Regional Trail Map



- KCNOS will serve as a major regional multimodal route connecting the community of Antelope Hills to the Town of Bennett and the Adams County Multimodal System.
- Construction will include a boardwalk crossing and wide graded trails to easily implement the regional trail at a significant cost savings to the Town of Bennett.

# KCOS 60% Design Cost Estimate

## OSTAB Funding Request in 2022: \$4.5M

**Inflation Estimate:**

- $\$4.5 \text{ in } 2022 = \$5.5 \text{ in } 2024$

## 60% Cost Estimate

- \$6,070,253.25 For Park
- \$1,225,900.00 For Boardwalk Crossing

- Staff and consultant believe with further refinement of 60% Cost Estimate, phasing amenities, and possible grants will provide room construction contingency for a \$750,000 budget

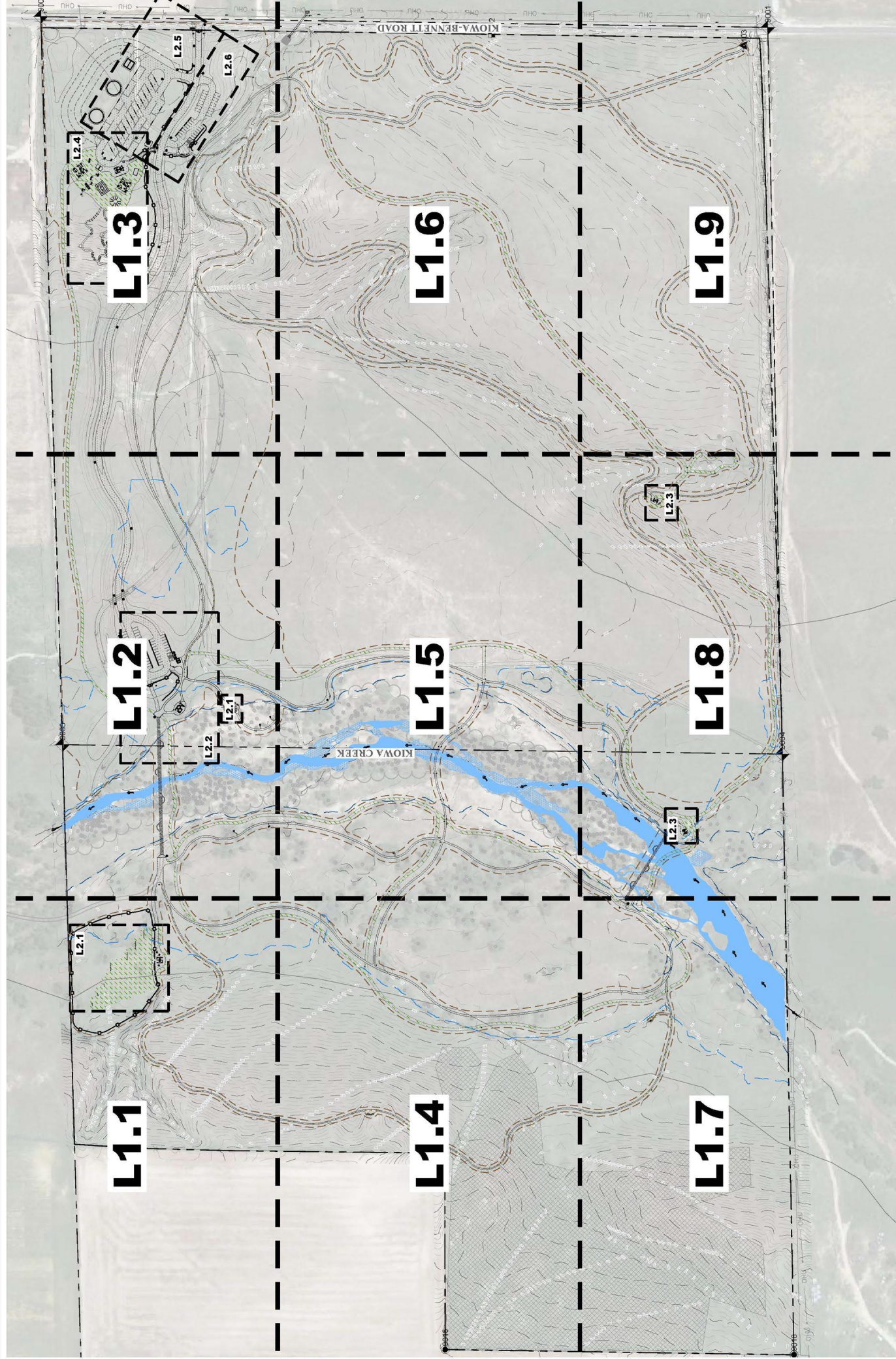
[illegible]



# KCOS 60% Design

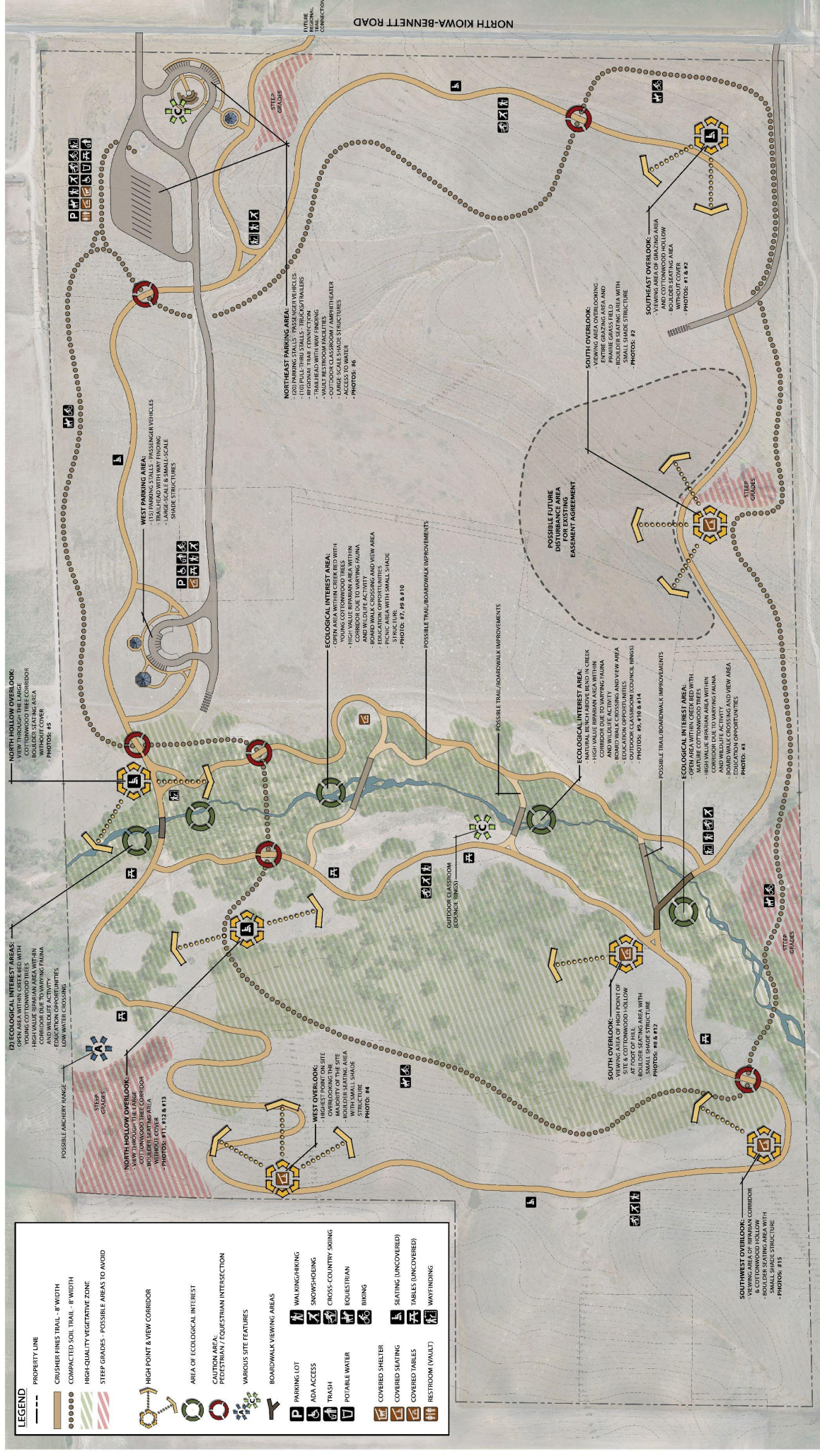
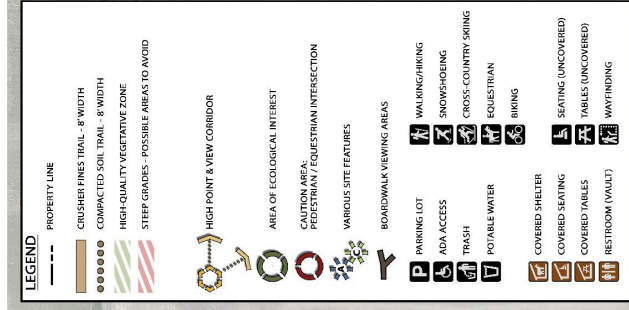


ARAPAHOE COUNTY  
OPEN SPACES





# CONCEPTUAL OPEN SPACE PLAN



**Kiowa Creek North Open Space**  
Arapahoe County

Remove

## Possible Phase 2



## Suggested Motion

I move we recommend to the BoCC approval of the proposed \$7,500,000.00 from OS Acquisition and Development Fund for the construction of the Kiowa Creek Open Space Park and he Bennett Regional Trail bridge crossing.

# THANK YOU

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