



101 Midland Avenue, Basalt, CO 81621

Meeting Date: Tuesday, August 2, 2016

Location: Town Council Chambers

**BASALT TOWN COUNCIL
SPECIAL MEETING AGENDA**

6:15 1. Call to Order (Mayor Whitsitt)

6:16 2. Roll Call (Pam Schilling)

6:17 3. Prioritization, Funding and Ballot Language for Land Purchase and Park Improvements related to the Basalt River Park

7:45 Executive Session for the purposes of:

- The purchase, acquisition, lease, transfer or sale of property interests in accordance with C.R.S. 24-6-402(4)(a).
- A conference with our attorney for the purpose of receiving legal advice on specific legal questions in accordance with C.R.S. 24-6-402(4)(b).
- Determining positions relative to matters that are or may become subject to negotiations in accordance with C.R.S. 24-6-402(4)(e).

8:00 Adjourn

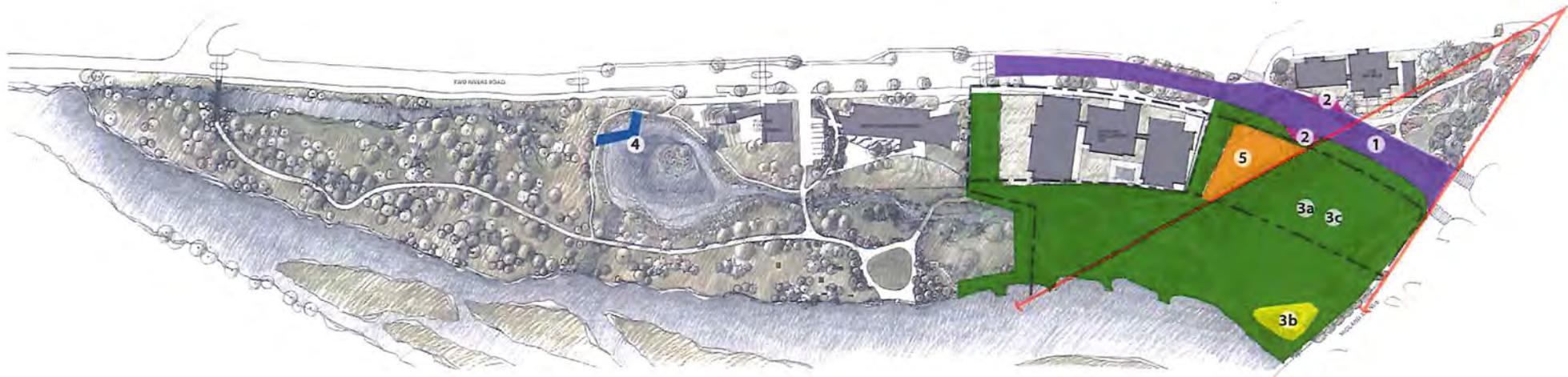
Subsequent to July 18th Worksession Discussion

Basalt River Park - Cost Estimate Summary

July 29, 2016

| | | Component \$ | Cumulative \$ |
|----|--|--------------|---------------|
| 1 | Transformation of Two Rivers Road East | \$522,602 | \$522,602 |
| 2 | Bus Stop Structures | \$307,403 | \$830,005 |
| 3A | Basalt River Park, Base Level Design | \$2,595,552 | \$3,425,557 |
| 3B | Band Shell Structure | \$572,816 | \$3,998,373 |
| 3C | Basalt River Park, Full Design | \$1,715,952 | \$5,714,325 |
| 4 | Old Pond Fishing Pier (Accessible to All) | \$187,067 | \$5,901,392 |
| 5A | Basalt River Park, Comfort Station | \$200,000 | \$6,101,392 |
| 6A | Other - Not included in DHM Cost Estimates | \$564,046 | \$6,142,836 |
| 6B | Other - Previously not included in Bond. Could be Considered | \$435,954 | \$7,101,392 |

Note: Totals include all design fees and an overall contingency of 15%.



| | |
|----|---|
| 1 | Transformation of Two Rivers Road East |
| 2 | Bus Stop Structures |
| 3A | Basalt River Park, Base Level Design |
| 3B | Band Shell Structure |
| 3C | Basalt River Park, Full Design |
| 4 | Old Pond Fishing Pier (Accessible to All) |
| 5 | Basalt River Park, Amenities Hub |

Basalt River Park Cost Estimate Scope Diagram

As presented in July 12th Council Packet

B

Basalt River Park - Cost Estimate Summary

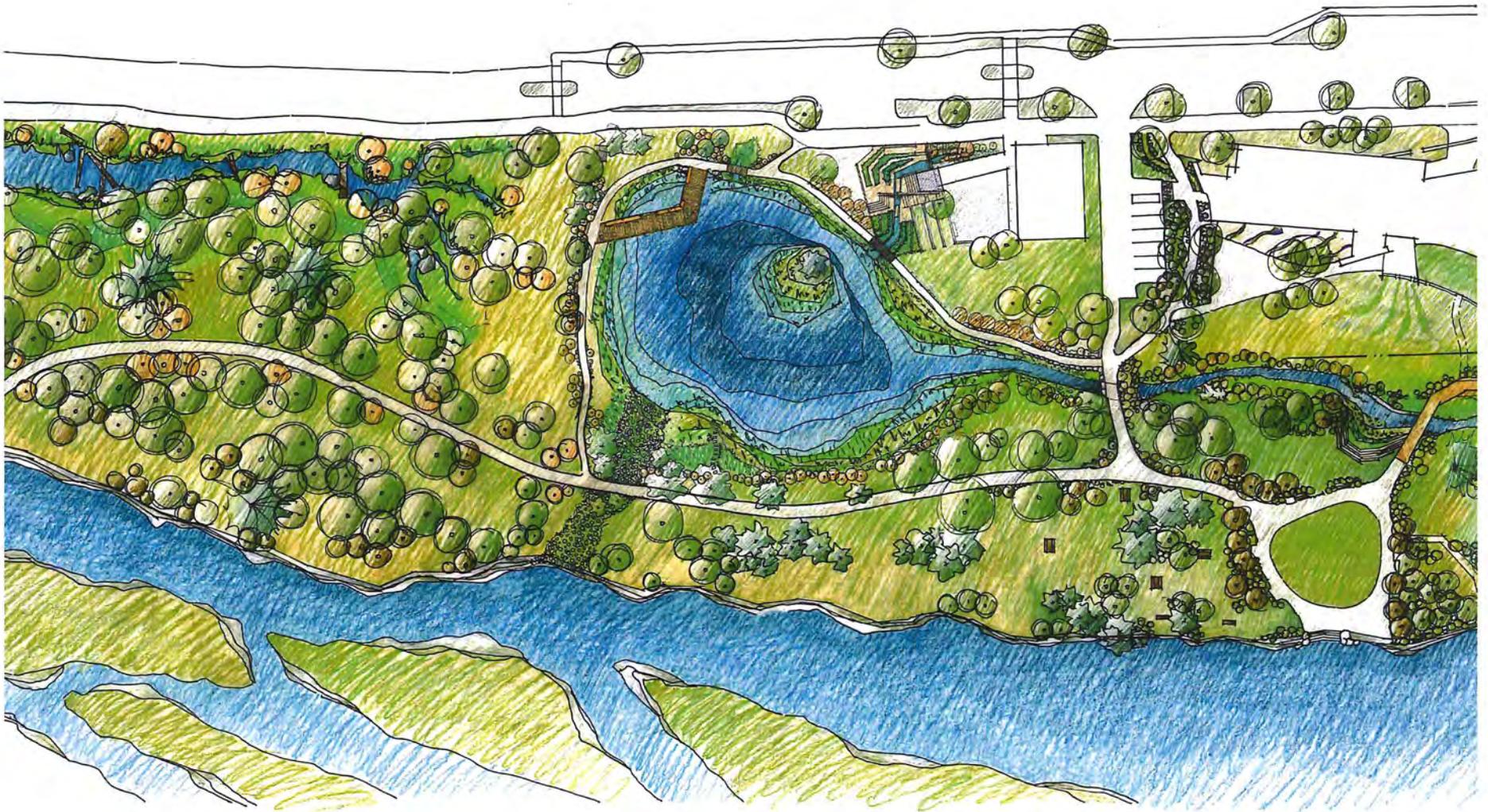
July 12, 2016

| | | Component \$ | Cumulative \$ |
|----|---|----------------|----------------|
| 1 | Transformation of Two Rivers Road East | \$522,602.30 | \$522,602.30 |
| 2 | Bus Stop Structures | \$307,403.00 | \$830,005.30 |
| | Basalt River Park, Base Level Design | \$2,595,552.00 | \$3,425,557.30 |
| 3B | Band Shell Structure | \$572,816.00 | \$3,998,373.30 |
| | Basalt River Park, Full Design | \$1,715,952.00 | \$5,714,325.30 |
| 4 | Old Pond Fishing Pier (Accessible to All) | \$187,066.78 | \$5,901,392.08 |
| 5 | Basalt River Park, Amenities Hub | \$2,073,806.00 | \$7,975,198.08 |

Note: Totals include all design fees and an overall contingency of 15%.



FULL PARK IMPROVEMENTS INCLUDE:
Children's play area and stream water feature extending from Two Rivers Road into the park, great lawn with stone terraces, gathering areas along the waterfront, additional boardwalk connection through wetland areas, full planting plan and park lighting.



DHM Design Estimates – Staff Modifications (Projects # 1 through #5)

Basalt River Park- Cost Estimate Narrative

July 29, 2016

1. Transformation of Two Rivers Road East - \$ 522,602.30

- Includes improvements to road from the East side of RMI to the Midland Ave. intersection.
- Includes the narrowing of Two Rivers Road, elimination of on street parking adjacent to the Basalt River Park and Lions Park and the relocation of the bus stops and pull-outs further to the West away from the intersection.
- Assumes the sidewalk at Lions Park will remain. Includes grading and landscaping between the new back of curb and the existing sidewalk. (\$84,312)
- Includes road improvements from curb to curb in front of the development parcel but excludes parking and sidewalks where future design will depend on type of development.
- Includes temporary gravel trail along back of curb extending from the end of the Park improvements to the sidewalk at RMI to create interim connection.

2. Bus Stop Structures - \$307,403

- 2 Bus Stops structures located west of the current Bust Stop location on Two Rivers Road
- Design and cost estimate information provided by Harry Teague Architects
- Materials and character of architecture to match pavilion structure.
- Enclosed structure includes, bench seating, glass walls and basic electrical service for signs.

3. Basalt River Park

A. Base Level Design- \$ 2,595,552

- Sod, topsoil, irrigation and scaled back planting for park including trees and shrubs in select locations and perennial planting at park entrance points.
- Includes network of pathways paved in gravel.
- Includes earthwork and civil infrastructure for future park build-out.
- Includes scaled back park lighting plan with fixtures strategically located for park safety.
- Includes water resource improvements as required by Town Water Attorney
- Excludes children's play area, water feature at pavilion, event lawn terracing and boardwalk path through wetlands.
- Excluded improvements to existing Midland Ave. sidewalk.
- Excludes all Architecture

B. Band Shell Structure -\$572,816

- Band Shell Park Structure to be located in the River Park near the Midland Ave. bridge
- Design and cost estimate information provided by Harry Teague Architects.
- Curved wood structure with concrete stage surface, enclosed back of house facility, one unisex bathroom, basic lighting, light bar with electrical power, and adequate electrical service for a medium to large production.
- Site work includes two site retaining walls and a concrete dancing floor surface in front of the stage.
- Excludes sound board, sound system and mechanical conditioning except for bathroom.

DHM Design Estimates – Staff Modifications (Projects # 1 through #5)

C. Full Design - \$ 1,715,952 in addition to base level design fee for a total cost of \$4,311,504 (without buildings)

- Estimate for full park design as developed by POST
- Great lawn with stone terraces to provide built in seating for concerts and events.
- Stream water feature extends from plaza adjacent to Midland Spur intersection down into the children's play area, leading visitors into the park.
- Children's play area water feature built into existing stream channel with cobble and log structures that can be moved to redirect water for natural play. Includes civic style steps for seating and gathering along the north side of play area. The stream water feature from the plaza flows down the middle of the steps and into the play area.
- Seating/ gathering areas adjacent to the Jetty's along the waterfront.
- Includes an additional path and boardwalk connection providing access to natural wetland areas within the site.
- Full planting plan including trees, shrubs and perennial areas within the park.
- Park lighting per Alpenglow conceptual design.
- Water Resource improvements as required by Town Water Attorney.
- Removal of existing rail and wall and improvements to Midland Avenue sidewalk.

4. Old Pond Fishing Pier (Accessible to All) , \$187,066.78

- Additional Park feature to be added to basic landscape improvements around Old Pond in conjunction with the Roaring Fork Conservancy River Center development.
- ADA accessible fishing pier in Old Pond.
- "L" shape design allows for multiple users and decreases conflicts with back-casting.

5A. Basalt River Park, Comfort Station- \$200,000

- ADA men's and women's restrooms with 3 stalls each.

DHM Design Estimates – Staff Modifications (Projects # 1 through #5)

Related Improvements Not Included in the Bond

Basalt River Park, Amenities Hub- \$1,873,806 (Original \$2,073,806 Amenities Hub minus \$200,000 Comfort Station)

- Park amenities and restaurant structure to be located along Two Rivers Road outside of the view plain.
- Design and cost estimate information provided by Harry Teague Architects
- Covered structure with three enclosed main level “street food” style restaurant spaces.
- Event/ rental space on second level. Open air space that can be tented for events.
- Restaurants to have plumbing/ sinks/ countertops and tenant fit out
- Concrete curved ramp leads to upper level deck which includes an enclosed bar space with refrigeration and plumbing
- Photovoltaic system
- Includes utility trenching and hook up, adequate electrical service, simple and efficient lighting.
- Finishes are basic and minimal in nature.
- (ADA men’s and women’s restrooms with 3 stalls each are included in Comfort Station as part of Bond)

Two Rivers Road West- \$336,797.13 total (\$176,364 Town of Basalt contribution plus \$160,427.30 Roaring Fork Conservancy contribution)

- Town’s portion of the improvements to Two Rivers Road. Excludes parking and sidewalks which are the responsibility of Roaring Fork Conservancy.
- Road Improvements extend from the west side of RMI to the West side of the Old Pond Park Property.

Old Pond Park Improvements

A. Baseline Park and ADA Trail Improvements \$ 259,590

- Estimate for improvements on Town property have been updated based on the Land Use Application Plans for the River Center.
- RMCL has provided an updated Bid/ Proposal for the Park improvements.
- Includes an ADA accessible pathway from Two Rivers Road around the pond, planting and irrigation improvements and new park benches and trash receptacles to match existing at the redesigned Old Pond Park riverfront.
- Includes 2 footbridges along the pathway.
- Includes bollard path lighting in Old Pond trail network leading from Homestead Drive pedestrian bridge to Basalt River Park and along the new path circling the pond. (\$25,000)
- Includes construction administration.
- \$92,320 deduct if Town procured boulders can be used.

B. Wetland Demonstration Garden and Outdoor Classroom \$330,000

- Additional Park features to be added to basic landscape improvements listed above.

DHM Design Estimates – Staff Modifications (Projects # 1 through #5)

- Wetland Garden and Outdoor classroom located to the West of the Roaring Fork Conservancy River Center building.
- Provides educational opportunities in support of the mission of the River Center as well as a public amenity and outdoor teaching and gathering area for use by the community.
- ADA accessible pathways into demonstration garden, wetland gardens fed by a recirculating water source from old pond and a teaching platform and a terraced seating area built into the slope adjacent to the River Center building.

Waterline Improvements- \$273,000

- Improvements to the Town's water supply infrastructure.
- Considered a Town of Basalt improvement, unrelated to the park design.
- Includes dewatering
- Line will be easier to install before rather than after park improvements.

6A and 6B - Staff Estimates

6A Other - Not Included in DHM Cost Estimates

| | | |
|--|-----------|----------------|
| Signage | \$ | 50,000 |
| Geo Tech Report - Fishing Pier | \$ | 25,000 |
| LOMR | \$ | 37,500 |
| Additonal Public Meetings/Public Information Officer | \$ | 75,000 |
| ESA and LU Approvals | \$ | 45,000 |
| 1% for Public Art- Bond | \$ | 62,000 |
| 1% for Public Art- Other OPP and 2RR | \$ | 4,400 |
| Spillway | \$ | 70,000 |
| Attorney(s) - LU and Add Water | \$ | 50,000 |
| Wetland Maintenance Protocol, Budget or Manual | \$ | 25,000 |
| Misc. such as grant match, Additional staffing | \$ | 120,146 |
| 6A Improvements | \$ | 564,046 |

6B Other - Previously Not included in Bond. Could be Considered

| | | |
|----------------------------------|-----------|----------------|
| Two Rivers Road - West Side | \$ | 176,364 |
| Old Pond - Baseline Improvements | \$ | 259,590 |
| 6B Improvements | \$ | 435,954 |