

**CARBONDALE PARKS & RECREATION COMMISSION
REGULAR MEETING
WEDNESDAY, April 11th, 2018 7:00 P.M.
Carbondale Town Hall**

<u>TIME*</u>			<u>ITEM</u>	<u>DESIRED OUTCOME</u>
7:00		1.	Roll Call	
7:05		2.	Approval of March 14, 2018 Minutes	INFORMATIONAL
7:10		3.	Items from Citizens Present Not on the Agenda	INFORMATIONAL
7:20		4.	Aquatics and Health and Wellness Recreation Coordinator Program Report – Margaret Donnelly	INFORMATION DISCUSSION
7:30		5.	RFP Red Hill Trails Report- Eric	INFORMATION DISCUSSION (Attachment A)
7:40		6.	Draft Memo Review: Trustee work session Tuesday, April 17 th at 6 pm with P & R Commission and the Roaring Fork Pickleball Association.	INFORMATION DISCUSSION, (Attachment B)
8:00		7.	Sub-committee report- Friends of Carbondale Parks & Recreation Aquatic Facility Advisory Committee -Next steps	INFORMATION DISCUSSION
8:30		8.	Report & Updates: Staff & Commission Members <ul style="list-style-type: none"> • Eric Brendlinger, Parks & Recreation Director • Parks & Recreation Commissioners • Erica Sparhawk, Trustee Liaison 	INFORMATION
9:00		9.	Adjournment*	*Please note: Times are approximate

MINUTES
CARBONDALE PARKS & RECREATION COMMISSION
March 14, 2018

Becky Moller called the Carbondale Parks & Recreation Commission meeting to order at 7:12 p.m. on February 14, 2018, in the Town Hall meeting room.

ROLL CALL

The following members were present for roll call:

Members:	Becky Moller, Chair Tracy Wilson, Vice Chair Hollis Sutherland, Member John Williams, Member Ashely Allis, Member Tod Chamberlin, Member
Members absent: :	Katheen Wanatowicz, Member Camy Britt, Alternate
Trustee Liaison: Town Staff Present	Erica Sparhawk Eric Brendlinger, Parks & Recreation Director Jessi Rochel, Rec Center and Program Manager Will Tempest, Recreation Coordinator, Youth & Adult Athletics
Guests & Observers:	

MINUTES APPROVAL

Hollis moved that we accept the minutes for both the P&R Commission meeting on February 14th and the Community Pool Forum with the corrections supplied by Becky. Seconded by Ashley. Unanimously passed.

Next Steps: Pickleball Master Plan

PERSONS PRESENT NOT ON THE AGENDA

New Recreation Coordinator introduction and Program Report

Will Tempest –Youth and Adult Athletics

Eric introduced Will Tempest, recent graduate of Quest College in Canada with a degree in design. Eric explained that Will has been working with us in a part-time seasonal capacity for 7 years, has local ties, and has been working with the parents, kids and teams that he will be managing for years. Will provided a program report:

- Finished youth basketball. Carbondale teams won three of four tournaments.
- Managing the ongoing Adult volleyball, pickleball league
- Working on the Summer brochure programming offerings
- Finished paperwork to re-apply to the White River National Forest Service to obtain the permit necessary to offer our summer outdoor programs
- Looking for part time staff to help with programs, umpiring, and field prep.
- Climbing Wall retention rate has been great for our ongoing series of climbing classes.

- Three rivers Little League started today- We prep fields for them, volunteer opportunities, maintenance. Looking to hire a rec specialist for summer specific seasonal work for all of our summer programming.

Tracy: will have some recommendations for summer work from her CRMS students and from her class at Roaring Fork High School

Becky- Presented the idea to look at a program called Capstone for potential summer workers

ARBOR DAY TREE PLANTING LOCATIONS- Dan Bullock Tree Board President

Arbor Day April 28th, Saturday

Dan presented the Tree Board's plan for Arbor Day with the location of planting planned for Town Parks. All trees will be Kay Bernie trees, it is a matching process where she matches the cost of a tree, Trees Cost \$300 and it costs another \$300 to plant and for the plaque, which is a requirement for the fund. This year in the inventory is Memorial trees donated for Bill Lukes & John Cerise The ideas is to plant large statue shade trees, up to 60 feet at full maturity. These trees would be of the variety of Oaks and Frontier Elms or Accolade Elms and are planted when they have 2" to 3" in diameter at the trunk and are 10 to 12 feet tall when they are planted. They would be planted 8 to 10 feet away from the street.

- Miners Park is one location for this year's Tree Planting Plan. The location would be on the West end of park along the street. Some have asked for trees on north side of park but these were removed when work commenced on the bike path.
- The other site is Bonnie Fisher Park but we have irrigation challenges here when they expanded the garden.
- Planted a ponderosa pine in Miners Park last year and a Bur Oak, and a Maple which were also all memorial trees last year.
- Planted 8 trees on North Face two years ago.
- For next year's 25th year of Tree City USA anniversary a special tree planting will be proposed.

Working with Mike our new arborist and Russell Sissom to come up with a plan Siberian Elms are our problem tree in alleys and right of ways. Next pruning cycle might need to take out some older growth trees.

Hollis: Question- Does the Hendricks dog park have an in ground irrigation system that could be used to plant trees. Can we run a pump in irrigation for tree planting in the dog park at Hendricks?

Hollis moves to approve of the planting for Arbor Day on the Miners Park where Dan suggested and where Russell and Mike approve, Ashley Seconded, Unanimously approved.

COMMUNITY POOL FORUM Next Step

Kathleen provided the following talking points and questions via e-mail to the group.

- 1) Where do we get money for matching grant funds for planning grant? Do we raise money? Do we take from reserve?
- 2) Do we want to reach back out to Aspen Valley Community Fund?
- 3) Do we want to create a fundraising plan?
- 4) Do we want to get some direction from Town Manager?
- 5) Can a developer waive park land dedication fees in exchange for pool donations?

1) Where do we get matching grant money reserves or do we try and raise the funds? Do we take from reserves? Eric mentioned that we have 20,000 in next year's budget for a match for a GOCO or FMLD planning grant that can come out of reserves. He felt fundraising for a planning grant is hard and that the fundraising effort should focus on the actual project which will be determined by the feasibility study planning grant. The group was interested in pursuing the possibility of an FMLD grant this year to keep momentum of those who participated in the pool forum. 66 names and numbers from our community forum interested in getting involved. Keep them engaged. As we pursue planning try and get some interested citizens with planning and fundraising experience involved. Commission will set up an initial meeting with people in the list that are interested in this initial formative work based on their comments.

Friends of the Parks & Recreation e-mail out as soon as possible- Becky –with Ashley, and Hollis to help put this e-mail together. Next Step for this group is to create a fundraising plan using the steering committee energy and expertise. .

2) Reach out to Aspen Valley Community Foundation? The group discussed this and came to a consensus that this step was not needed at this point, but we would revisit it when the time is right because it might be the best way to utilize their 501c3 status for tax deductible donations, Third Street Center- could be starting point for fundraising, for early momentum and up to \$100,000 Commission feels it is pre-mature to look at this step. Will revisit at a later date.

3) Do we want to create a fundraising plan? Can be part of the agenda for the Friends of Carbondale Parks & Recreation initial meetings.

4) Do we want some direction from Jay? Eric will inquire about the potential for fast tracking an FMLD Planning grant out of this year's budget. One trail lighting project GOCO planning grants was not accepted, which \$5,000 matching funds had already budgeted for 2018.

5) Can a developer waive a park dedication fee for a pool donation? Eric to check on this for details.

REPORTS & UPDATES

Eric- 10 year anniversary, March 14th, 2018. We conducted a prize giveaway and recognized ten year members and staff.

Jessi-Roof fixed and inside painted, 4th street plaza ice rink light taken down, Working on summer brochure and prepping for the next big special event on March 31st, which is the Easter egg hunt and Where my Peeps at Scavenger Hunt.

Becky- Met with Gwyn Garcelon with Public works Director Kevin Schorzman and Eric brendlinger to revise the language of the Weed Management Plan. Asked her to make an appendix of the weed identification portion of the plan vs it being in the main document and we are changing the language to not need full approval by Trustees or the Environment Board consultation to use chemicals for weed management problems. This would only take place if the other natural methods proved not to work, so a checklist is being created by staff on a per park basis, with chemical use, by a trained and knowledgeable applier is the last step of that checklist. The finalized document will come before the P & R Commission for adoption.

Trustee Liaison-Erica AVL Press Release will be released letting the public know that they have raised all funds for the purchase of the red hill project. Handing it over to Town in April. Garfield County and Pitkin County Open Space & Trails both contributed.

Eric presented the pool forum finding to the Trustees at the last Trustee meeting and the P & R Commission received good trustee feedback for the pool forum process, and they wanted the momentum to continue.

City Market is moving forward. They own the land. Long timeline. Not open until 2020.

In the works are approvals for the Stein property on main street and 133 Highway and Parcel One on West Main Street, which is in conjunction with City Market for infrastructure.

ADJOURNMENT

The March 14th, 2018, regular meeting adjourned at 8:50 pm. The next regularly scheduled meeting is set for April 11th, 2018 at 7:00 pm.

Trustee work session scheduled for Tuesday, April 17th at 6 pm with P & R Commission and the Roaring Fork Pickleball Association

Respectfully submitted,
Eric Brendlinger for Angie Sprang
Board & Commissions Clerk



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board of Trustees Work Session Agenda Memorandum

Item No:
Meeting Date: April 17, 2018

TITLE: Parks & Recreation Dept. Q1 update & Q2-4 projected work plans
SUBMITTING: Eric Brendlinger- Parks & Recreation Department
ATTACHMENTS: RFP Red Hill Trails

BACKGROUND: Update of the work plan and budget goals for Q1 and projected for Q2-4 of our FY-2018 budget.

Parks & Recreation Administration

1. Acquired Garfield County Federal Mineral Lease District mini-grant for a park improvement project that dovetails with our master plan recommendations. Fall FMLD mini grant for Bonnie Fisher Park fence, Sopris Park playground ADA equipment replacement.(\$25,000) Applied for a Spring 2018 FMLD mini grant to continue the park improvements wish list with a focus on park bathroom improvements, i.e.- roof repairs, door repairs, partition replacement, paint and solar power retrofit. Fall FMLD Traditional grant for Third Street Center East Entrance and Parking Lot Improvements was not accepted.
2. Roaring Fork Pickleball Association (RFPA) approached the Parks & Recreation Commission to research the opportunity for town land that could be used for dedicated pickleball courts. Asking P & R Commissions to advise the TOC Trustees that RFPA has already raised \$20,000 of the targeted \$50,000 match for a GOCO grant of \$150,000 to support an 8-court Pickleball Pavilion at an estimated cost of \$200,000. 1/2 acre of land would be needed for the courts and then additional land for parking. P & R Commission gave the group feedback that they support pickleball and that the existence of matching funds for a grant could potentially change the priorities for capital improvements. They also shared that present grant and budgeted matching funds have existing master plan priorities. Without a potential town owned land option for dedicated pickleball courts, the P & R Commission felt the existing Parks & Recreation master plan priorities will remain in place for near future grant requests.
Potential granting sources-
 - GOCO LPOR (Local Parks Outdoor Recreation) grant. One cycle per year, Nov-2018
 - Traditional Garfield County FMLD Grant 2 cycles per year, February and August
 - New FMLD Collaborative Grant August 2018 or February of 2019

3. Gateway RV Park Improvements: Create a business plan for Gateway Park to actualize the existing master plan goals, Q4. Adapted the three individual tent sites to RV sites. Group Tent site would be able to be reserved through direct camp host correspondence. Improvements to the water storage system are underway to allow for better water delivery and water pressure for park users (Q2). Researching and budgeting the adaptation of the large rv sites and full hook up sites to 50 amp power pedestals (FY-2019). Increased RV Park Fees by \$5.00/ night making large rv sites with full hookups \$40.00/ night, smaller rv sites with water and electric \$30.00/ night.
4. A Town of Carbondale Request For Proposals (RFP) has been produced seeking a design/build firm to submit proposals for planning, community outreach and construction of new trails at the newly acquired Red Hill property. The Red Hill Trails Project RFP had a deadline for submittal of April 16th 2018. AVL T put together a stakeholder Committee, consisting of AVL T, Red Hill Council, BLM, Pitkin County Open Space, Roaring Fork Outdoor Volunteers, Town of Carbondale Parks & Recreation Commission and the Bike, Pedestrian and Trails Commission to review proposals. Trustees will award a contract to the successful firm at a meeting in May. RFOV has a hiking trail project build on the property starting on July 24th. The construction schedule for the other multi-use trails will be set by the contractor and depend upon final design and how the trails enter into the existing trails and BLM land (Q2-4).
5. Get PCI chip card reader compliant with operations at the recreation center and pool, Q2-3.

Parks Department

1. Continue revegetation, along with noxious weed control methods with the use of *Avenger*, a non-chemical, non-toxic method to maintain the appearance and user safety of the North Face Bike Park. Hire a sub-contractor for initial spring bike park maintenance (Q2).
2. Utilize the Conservation Trust Fund to replace existing trash cans with bear proof trash cans in Town Parks.
3. Repaired park bathroom doors and installed auto locking function at History Park bathroom (Q1).

Recreation Center:

1. New membership fees structure and Family pass definitions have been well received.
2. Increase marketing to the Latino community with a radio campaign focusing on membership opportunities, scholarships and youth and adult sports leagues (Q2-3).
3. Upkeep and maintenance (Q1). Conducted repairs on the membrane roof to fix leaks. Painted interior of facility. Rental chairs professionally cleaned. Repaired outside exercise are with upgraded hanging structures for rings and heavy bags. Purchased additional auto belay and additional group exercise equipment. Will replace water heater (Q3-4).

4. Subscribed to *Indesign* and *Photoshop Adobe* software packages for coordinators.
5. Retrofit one of the East Patio doors to be automatic to upgrade our ADA accessibility (Q3-4).

Swimming Pool:

1. Community Pool Forum information, pool survey data and the public presentation power point is available on the home page of the Carbondale Recreation website. www.carbondalerec.com
Next steps: formation of a Friends of Carbondale Parks & Recreation Committee, apply for a planning grant in August 2018 through traditional FMLD Planning grant process (\$60,000) or in November 2018 for a GOCO Planning grant (\$75,000) for a potential March 2019 award. (\$18,500 RSUT Reserve Match)
2. Provide additional options for aquatic based fitness classes. i.e.- Aqua Zumba, Aqua Zen.
3. New heater to replace number two heater for large pool, lane lines, wading pool repairs (Q2).
4. Repairing metal door frames on outside of pool locker rooms (Q2).

Recreation Programming:

1. Continued to produce two sheets of ice for public use (Gus Darien and 4th St. Plaza Park)
Purchased new downtown rink package.
2. Continue to provide a positive community experience with our special events and scrutinize the ability to enhance existing events with sustainability and cost recovery in mind. These events include, Family Skate Night (Became Snow Dance in 2018), Easter Egg Hunt, Easter 5 K Scavenger Hunt, Spring into Wellness. Upcoming events include Bike Week Bike Rodeo Spring into Fun Family Block Party, Skate Park Competition, Bike Park Competition and Potato Day, Our Town-One Table, and our annual Pickleball Tournament.
3. Continue to be involved with the Garfield County Healthy Community Coalition. Continuation of the local HEAL committee and collaboration with Live Well Colorado, Roaring Fork Food Alliance, Cooking Matters, Garfield County Public Health, and the Colorado State University extension programs and instructors

Prepared By: Eric Brendlinger, Parks & Recreation Director

Jay Harrington Town Manager

Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

REQUEST FOR PROPOSAL
COVER SHEET

Date: March 30, 2018

Proposal Title: Red Hill Special Recreation Management Area Public Trail Scoping Design Build Project.

Proposals will be received until: April 16th, 2018
4:00 p.m., MDST
Town Hall
511 Colorado Avenue
Parks & Recreation Director's Office
Carbondale, Colorado 81623

Goods or services to be delivered to or performed at: Town of Carbondale

For more information please contact Eric Brendlinger: 970-510-1277 (office)
Email Address: ebrendlinger@carbondaleco.net

Documents included in this package: Request for Proposal Cover Sheet
Request for Proposal Document

Appendix:

- Property Survey
- 2 Garfield County Land Explorer Maps
- Google Earth Existing Trailhead POV
- Google Earth Proposed New Trailhead POV
- HP Kumar Geo Hazards Review report
- BLM Red Hill Overview Map
- Red Hill Council SRMA Trail Map
- AVLT "Save Red Hill" Campaign material
- AVLT Successful Campaign Press Release

If any of the documents listed above are missing from this package, they may be picked up at Carbondale Town Hall, 511 Colorado Avenue, Parks & Recreation Department.

Red Hill Trails Project.

The undersigned hereby affirms that (1) he/she is a duly authorized agent of the Contractor, (2) he/she has read all terms and conditions and technical specifications which were made available in conjunction with this solicitation and fully understands and accepts them unless specific variations have been expressly listed in his/her offer, (3) that the offer is being submitted on behalf of the Contractor in accordance with any terms and conditions set forth in this document, and (4) that the Contractor will accept any awards made to it as a result of the offer submitted herein until July 13, 2018. Please return this with your proposal.

PRINT OR TYPE YOUR INFORMATION

Name of Company: _____ Fax: _____

Address: _____ City/State: _____ Zip: _____

Contact Person: _____ Title: _____ Phone: _____

Authorized Representative's Signature: _____ Phone: _____

Printed Name: _____ Title: _____ Date: _____

Email Address: _____

REQUEST FOR PROPOSALS

For

Red Hill Trails Project

Issued By:

Town of Carbondale, Colorado

Proposal Requests Due:

April 16th, 2018, 4:00PM MDST

Mail or E-mail To:

Town of Carbondale

Attn: Parks & Recreation Director- Eric Brendlinger

511 Colorado Avenue

Carbondale, CO 81623

(970) 510-1277

ebrendlinger@carbondaleco.net

NOTICE OF REQUEST FOR PROPOSALS

Carbondale, Colorado – Red Hill Trails Project Design/Build Services

I. PROJECT OVERVIEW & OBJECTIVES

Background:

The BLM Red Hill Special Recreation Management Area (SMRA) is a year round multi-user non-motorized trail system for bikers, hikers, and horseback riders presently accessible via a ¼ mile walk or ride up Garfield County Road 107. The parking lot for this trail system is adjacent to the Highway 82 and Highway 133 intersection. The parking area on the north side of Highway 82 is often filled to capacity and is used by commuter carpool vehicles also. When this parking area is at capacity vehicles then park on the roadway and the side of the road near the intersection. CDOT and Garfield County Road & Bridge are planning to reconfigure the Red Hill intersection, and re-align the county road to accommodate necessary safety and parking capacity improvements. County Road 107 is presently an unimproved, mountainous, winding, narrow dirt road with limited visibility and blind curves. With motorized traffic also using the road this creates a potentially unsafe and dangerous visitor experience between vehicles using the roadway and pedestrian / bike users wishing to access the trail head.

The land located to the north west of the existing parking, a 25 acre parcel at the base of the SMRA, is privately owned, zoned for commercial development and has been for sale for many years. Aspen Valley Land Trust (AVLT), whose mission is to permanently preserve open lands for agriculture, wildlife habitat, scenic enjoyment and recreation in the greater Roaring Fork and Colorado River valleys, realized that the land's commercial zoning would someday invite development. With the price of the parcel being recently reduced, AVLT entered into a contract to purchase the property so that the open space could be preserved and to eliminate the possibility of potential future commercial development. AVLT's purchase of the property allows for the creation of desperately needed trailhead parking, which accomplishes one of the main goals by reducing conflicts between vehicles and pedestrian/bike users on County Road 107. A fundraising campaign called *Save Red Hill* was conceived in 2017 by AVLT. The goal of the project fundraising was to raise enough money for the purchase of the property, to fund the design and construction of a trail (or trails), and create a fund for long-term management and maintenance of the property. The fundraising campaign was successful. Currently, AVLT and the Town are working to place a permanent conservation easement on the property, and to make public access possible. AVLT intends to transfer ownership of the property to the Town of Carbondale in the near future.

The intent of this REQUEST FOR PROPOSAL is to obtain a qualified person, firm, or Corporation, hereafter referred to as "Contractor", to provide comprehensive professional

services to plan, design and construct access trails from this recently acquired property to the existing trails on the BLM Red Hill Special Recreation Management Area.

The Town of Carbondale intends to enter into a contract with the Contractor for design and construction services for the Red Hill Trails Project. Specific services include, but will not be limited to: site analysis, conceptual trail design, trail construction cost estimating, trail development, and construction. The selected Contractor will be responsible for preparing a contract for professional services, relative to this project, for mutual party review and approval, and incorporation within a standard Town of Carbondale required contract.

The successful selected Contractor team will work with the Town of Carbondale Town Manager, the Parks & Recreation Director, and the Public Works Director, to develop the Red Hill Trails Project to meet needs and expectations as part of a project stakeholder process.

II. RED HILL TRAILS SCOPE OF WORK

The selected Contractor will provide all trail planning design services in addition to the trail building construction services for this project. The successful Contractor will need to demonstrate experience with public outreach and effective stakeholder communication. The Contractor will need to be versed in the public trail planning processes and have the necessary experience to conceptually design the proposed trails. The Contractor will need to demonstrate the skills and background to build soft surface trails as well as experience of building multi-use trails in challenging geological terrain. The project will include all materials, labor and equipment necessary to design and construct one or two multi-use trails that can accommodate pedestrians, bikes, and horses; which, will connect to existing trails on Red Hill Special Recreation Management Area (BLM). The project will also include the conceptual design of a hiking trail alignment, which will be used by Roaring Fork Outdoor Volunteers (RFOV) to construct a trail from the property to the existing hiking trails on Mushroom Rock. These trails will be designed in accordance with the limitations of the site topography, in agreement with the BLM official review processes, and could include NEPA and Archeological and Historical Preservation Act study findings for the portion of the conceptual alignment located on BLM property. The final trail design and construction will need to address issues and incorporate feedback from the public stakeholder process.

Project tasks include:

1. Pre-RFP Submittal Tour of Site, Stakeholder Introduction

This will be a public process requiring collaboration with many organizations and individuals. The creation of a stakeholder steering committee with guidance and involvement from Aspen Valley Land Trust, will be necessary to have the organizations with historical, present, and future interests in the property represented. Meeting with

stakeholder Steering Committee members to clearly define the process will be paramount to the project's success. A mandatory tour of the property site will be held prior to the RFP submittal deadline to develop a "hands on" understanding of the location, and to gain "on the ground" input from other members of the Steering Committee team. (See Item VIII for proposed dates and times). The stakeholders have identified three project objectives. All objectives must be evaluated for potential conflicts between trail users while providing the best possible trail experiences.

- a) Close existing trailhead to get pedestrian and bike traffic off of county road -107. Re-route existing trails (namely Blue Ribbon and Three Gulch) to come together at new trailhead on new property.
- b) From the new trailhead, have a high-grade pedestrian trail that connects to the hiking trails toward Mushroom Rock.
- c) From the new trailhead, create a wider, multi-purpose trail to connect to existing trails, (namely Blue Ribbon and Three Gulch) at existing intersections.

2. **Project Start-up Meeting , Work Plan**

The scope of the project start up should contain the following items:

1. A proposed time-frame schedule and tentative meeting dates, keeping in mind that the public process and conceptual alignment of the hiking trail will need to be completed by July 5, 2018, to align with scheduled volunteer trail building time frames for the RFOV hiking trail connection project.
2. The work plan will be presented detailing the team approach to the project. The work plan should include specific tasks, a description of the process, schedules and reviews to be completed, and an explanation of how the design steering team interacts and functions with the design/build team.
3. Present other viable trail options if different from stakeholder findings to date.

3. **Project Scoping, Base Mapping & Site Analysis Study:**

Review and analyze each of the following factors/characteristics as they pertain to the site:

1. Vehicular, bicycle, and pedestrian access routes and options
2. Necessary or beneficial relationships to nearby surrounding facilities, neighborhoods, properties and future property improvements
3. Existing or required utilities, for future development expansion
4. Topography
5. Wildlife & bird habitat
6. Vegetation
7. Runoff mitigation
8. Surface drainage, sustainable trail tread designs
9. Rock fall mitigation
10. Signage

Develop a topographic map showing 5' or 10' contours at least 20 feet on either side of the proposed trail center line). Utilize existing baseline geo-technical report for master planning, trail alignment and cost estimating purposes. Prepare the site inventory, site analysis map(s), and conceptual design to be presented to the stakeholder group for approval and further refinement (if necessary) prior to public open house displays.

4. Community Outreach:

Formulate and develop a marketing plan including at least three public open house sessions, which will be conducted prior to finalizing the trail design. Open house meetings will be facilitated by the Contractor with logistics and local marketing strategies support from the steering committee. Expertise will be needed during the public outreach to present the engineering and sustainable trail design techniques used to create the trails. The public process will be targeted towards various user groups with a vested interest in the final design. These meetings will inform the public about the site, discuss issues, concerns, ideas and concepts regarding this community trail asset. One of these open houses should focus on the Latino community of trail users. The open house trail design meetings should contain the following:

1. An overview narrative of the community trail building process now underway, with detailed information on the trail building challenges and inherent limitations dictated by topography at the site.
2. Consistent information gathering processes at each open house, to assist in determining the needs and desires of local residents regarding how they would like to see this park property developed.
3. Provide rendered property site plans, character sketches of key trails showing how they link to existing trail network(s), and digital versions of all exhibits.
4. A marketing plan ensuring public knowledge of the opportunity for public comment and involvement. Detail of the advertisement techniques of the announcement invitation on date, time, and location of upcoming Citizen's Public Workshop to gather community input on trail options and design elements.

5. Design services

Based on information gathered during the public process, select a preferred site trail plan, define preferred elements of the trail plan and develop a preferred schematic plan for property trails.

1. Address landscaping and aesthetics and various trail designs for appropriateness, effect, hazards, buffering concepts, required maintenance, longevity and sustainability.
2. Complete all design development drawings required for such a project. Identify and evaluate specific park use area locations for all facilities. Address traffic

flows (pedestrian, bicycle, automobile) for appropriate linkages, safety, future parking connections, functionality and efficiency.

3. Develop construction documents and specifications for the project that meet national trail building norms.
4. Develop fabrication and construction documents and specifications for all engineered/ built trail features for the project that meet industry norms and best practices.
5. Present preferred trail plan to a joint meeting of the Parks & Recreation Commission, the Bike, Pedestrian & Trails Commission, Aspen Valley Land Trust and the Red Hill Council. Present final report at a regularly scheduled Town Trustees meeting.

6. Construction services

1. Complete all necessary contracts and required permits with the Town of Carbondale and assist in any BLM permitting processes if necessary, including any permits or contractor licenses for subcontractors.
2. Construct the trail(s) according to the construction documents.
3. Designate a contact person who will communicate with Town during construction process and will provide updates as requested.
4. Complete closeout of the project including addressing punch list items. A written warranty consistent with the warranty terms included in the Contractor's proposal shall be provided to the Town of Carbondale at the completion of the contract.

III. CONDITIONS OF PROPOSAL SUBMITTAL

This proposal is to be a not-to-exceed price submittal. All proposing Contractors shall comply with all conditions, requirements, and specifications outlined within this RFP. Proposals should include all of the information requested in this RFP and any additional data that the respondent deems pertinent to the understanding and evaluating of their proposal response. Failure to provide requested information or any significant deviation from what is requested within the RFP will result in rejection of the proposal. The Town reserves the right to request clarification or additional information necessary to assist in the Town's selection. A duly authorized official of the proposing Contractor submitting the proposal must sign the proposal. All aspects of the proposal shall be valid until July 13, 2018.

At the discretion of the Town, Contractors submitting proposals may be required to make presentations as part of the evaluation process. The Contractor should not withhold any

information from their written response in anticipation of presenting the information orally, since presentations may or may not be required. The Town will not reimburse the respondents to this RFP for any costs associated with the preparation and submission of said proposals, or in the preparation for or attendance at a presentation. The Town of Carbondale will not return proposals, or other information supplied to the Town, to proposing Contractors.

All proposals, and the materials submitted within the proposal, shall become the property of the Town of Carbondale. The Town shall have the right to use all ideas and adaptations of ideas contained in proposals received.

IV. EVALUATION OF PROPOSALS & SELECTION CRITERIA

Proposals will be evaluated on the basis of the Evaluation Criteria noted herein. The evaluation will include a review of the Red Hill Trails preliminary proposal submitted, the proposed not-to-exceed cost for services including a fee schedule for all aspects of the project. The Contractor selected for the award will be chosen on the basis of the apparent greatest benefit to the Town in regard to the Red Hill Trails. **The Selection Committee will review the responses to the RFP and will rank the Contractors based on the criteria set forth in this section. The criteria that will be used to evaluate the proposals include, but are not limited to, the following, in no particular order of importance:**

1. Qualifications and experience of the General Contractor firm as indicated by prior successful completion of similar projects.
2. Qualifications and experience of the key individuals who will be assigned to this project, particularly the project manager who will be the lead person on the project, as indicated by prior involvement in similar projects.
3. Ability of the General Contractor to self-perform the majority of the work.
4. Qualifications and experience contracting under a design-build delivery method.
5. Quality of public outreach proposal.
6. Specific approach to the construction phasing of the project.
7. Demonstrated ability to meet time and budget requirements.
8. Detailed warranty information and quality of warranty.
9. Demonstrated understanding of the needs of the Town both in service cost and in the scope of the services offered.
10. Knowledge of project background, needs, goals, limitations and special considerations
11. The degree to which the proposal matches the terms of the Request for Proposal.

The Town of Carbondale reserves the right to accept or reject any or all submittals received in response to this solicitation, with or without express reasoning. The Town also reserves the right to waive any informalities and/or minor irregularities in submittals received, as determined at the

sole discretion of the Town of Carbondale. Finally, the Town of Carbondale reserves the right to communicate with any bidders in order to clarify any aspect(s) of their submittals.

V. PROPOSAL SUBMITTAL REQUIREMENTS

All proposal responses submitted must address each of the following with all information as requested herein and any additional information necessary to summarize the overall benefit of the proposal to the Town of Carbondale. Please be advised that the greater the degree of specificity, the more likely it will be for the Town to review your responses favorably. Proposal submittal responses should include, but are not limited to, the following information.

- A. **Cover Letter** that includes the name, mailing address, telephone, and email address of the Contractor. This letter shall be signed by the person having authority to make the proposal and who will be the person signing the formal contract with the Town. Either include within your cover letter (OR) attach to the cover letter a complete description of your design/build team. Include the number of years you have been doing business and the prior experience you have had with similar contracts/agreements. Include information related to the prior experience your team has had with the Design/Build services delivery method.
- B. **Organizational Chart** showing all key individuals who will be assigned to this project. Provide either resumes or information of key team members including previous project experience. Include roles and responsibilities for each key team member.
- C. **List of Previous Trail Projects**. A narrative is needed that shows the firm's understanding of the project scope and the tasks that need to be completed. Describe your firm's approach to the project, planning methodology, and how it will mesh with accomplishing the Town's Red Hill Trails Project. Provide current contactable references. Include contact names, addresses, emails and telephone numbers.
- D. **Design/Build Strategy** Present a strategy to the Design/Build delivery approach for the Red Hill Trails Project. Please address each of the following considerations:
 - 1. Outline your proposed trail planning public outreach plan and the resulting process to utilize existing supplemental information to complete design and a construction management plan.
 - 2. Propose cost control mechanisms and approach that will allow delivery of the project within the specified budget. The plan should include both trail design and construction phases of the project.

3. Provide a quality control plan for the project. Include considerations for both design and construction quality control.
- E. **Project Budget:** This proposal is to be a not-to-exceed price submittal, but actual billing will be based on time, material and equipment costs. In no case will billing exceed the not-to-exceed costs listed in the Contractor's proposal. All proposals shall include all pricing information relative to performing the work as described in the proposal.
1. The budget should be broken down in detail to reflect, at a minimum, not-to-exceed costs for the following:
 - a. Public Outreach
 - b. Design
 - c. Construction
 2. An itemized schedule of time, material and equipment rates that covers all anticipated project costs: i.e. – stakeholder meetings, public outreach and open house meetings, crew mobilization/living expenses, site preparation, equipment rental, construction, trail features, cleanup & closeout, and any other costs, etc.
- F. **Sub-Contracted Work** performed by others (not performed by the Contractor) should be noted within the above Project Budget. Provide us with the itemized work, if any, that will be subcontracted out to local contractors, and to whom you anticipate subcontracting the work out to.
- G. **Timeline/Schedule** detailing the project milestones you would anticipate to reach by which date, outlining the specific tasks to be accomplished during the course of the project (i.e.– survey, mobilization, excavation, drainage install, forming of trails, building of berms, switchbacks or trail stabilization features, etc.).
- H. **Warranty information and guarantees** from Contractor for this Red Hill Trail Project.
- I. **Any other optional information** deemed necessary or important to note by the proposing Contractor.
- J. **Please provide (1) digital PDF copy of your proposal sent to Eric Brendlinger. ebrendlinger@carbondaleco.net**

VI. INSURANCE

If selected, the Contractor agrees to procure and maintain in force during the term of the contract the following coverage:

1. Worker's Compensation Insurance, as required by the Labor Code of the State of Colorado and Employer's Liability Insurance.
2. Commercial General or Business Liability Insurance (\$2,000,000 minimum) with the Town of Carbondale listed as additional insured. Additional insured documentation will also be needed by the project partners, BLM, AVL, Pitkin County Open Space and RFOV.
3. Proof of automobile liability, general liability, and umbrella liability must be provided.
4. A Certificate of Insurance shall be completed by the Contractor's insurance agent(s) as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the Town of Carbondale prior to the commencement of any services. The completed Certificate of Insurance will be filed with the Town Clerk.

VII. OTHER REQUIREMENTS

The selected contractor will be responsible to provide all of the following items related to the Red Hill Trails Project construction as a part of their base proposal:

1. Verifications of existing conditions for conflicts prior to beginning work.
2. Verifications of site dimensions.
3. All layout by a person qualified to guarantee dimensions.
4. All hauling, soil separation, excavation, forming of features, backfill and compaction.
5. Unloading, hoisting and spotting of all materials supplied under the contract including the furnishing of any equipment required to do so.
6. Clean-up and disposal of trash on a daily basis into a contractor-supplied dumpster.
7. Temporary fencing for contractor materials, equipment, and to secure the site from vandalism.

The Town of Carbondale will enter into contract negotiations with the highest ranked proposer. However, the Town of Carbondale reserves the right to terminate negotiations with that proposer at any time. The Town additionally reserves the right to negotiate or suspend with one or more proposers at any given time and to reject any or all of the proposers, should such action be deemed to be in the Town's best interest. The Town of Carbondale will negotiate a fee for which the selected Contractor shall perform the Project Scope of Work, and the work shall be performed in accordance with the Town of Carbondale's contract documents.

VIII. INQUIRIES

All inquiries relating to this RFP should be made to: Eric Brendlinger, Town of Carbondale Parks & Recreation Director, at (970) 510-1277 or at: ebrendlinger@carbondaleco.net

IX. PROJECTED TIMELINE FOR PROJECT

- | | |
|--|-------------------------------|
| • Town of Carbondale release and post of the RFP | March 30, 2018 * |
| • On-Site Pre-RFP Submittal Meeting: | April 6 & 11, 2018 |
| • RFP Submittal Deadline: | April 16, 2018 at 4:00 p.m.* |
| • Evaluation of Proposals: | April 17- 20, 2018 |
| • Interviews of firms (optional) if needed: | April 20-24, 2018 |
| • Approval of Award and Contract by Trustees: | May 8, 2018 * |
| • Contractor and Stakeholder Committee Conduct Public Outreach Process | May & June 2018 |
| • Completion of design for hiking trail RFOV Project | July 5, 2018* |
| • Present Final Report and Plan to Board of Trustees | July 10 th , 2018* |
| • Mobilizes & Construction Begins: | July & August 2018 |

Note: All dates without asterisk above are preliminary and are subject to change.

All dates with asterisk are fixed.

These project dates are set: Roaring Fork Outdoor Volunteers (RFOV) scheduled hiking trail project construction dates- Tuesday Evenings, July 24th, 31st, August 7th, 14th, 21st.*

X. APPENDIX

- Property Survey
- 2 Garfield County Land Explorer Maps
- Google Earth Existing Trailhead POV
- Google Earth Proposed New Trailhead POV
- HP Kumar Geo Hazards Review report
- BLM Red Hill Overview Map
- Red Hill Council SRMA Trail Map
- AVL T "Save Red Hill" Campaign material
- AVL T Successful Campaign Press Release
- BOT Trustee Memo-Red Hill background history and prior trail and funding proposals.

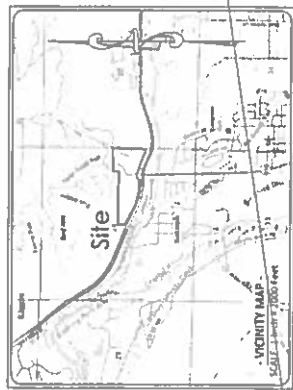
Improvement Survey Plat

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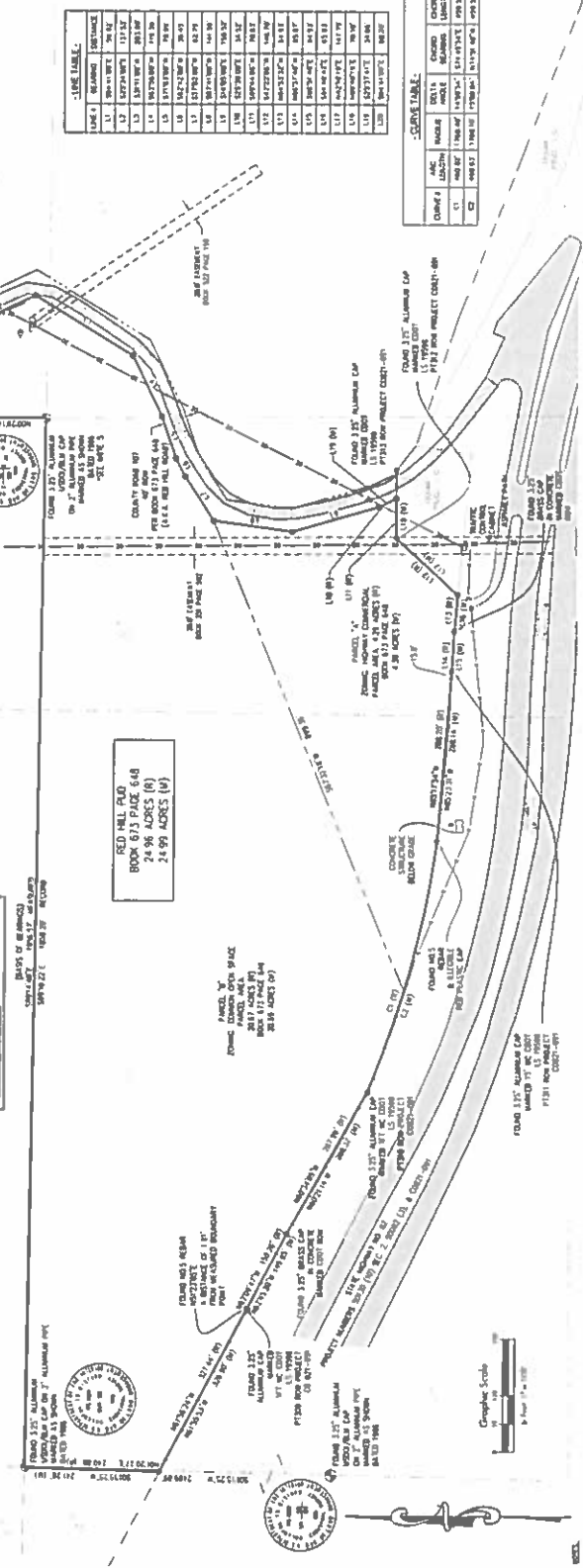
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Section 28, T. 7 S., R. 88 W. of the 6th P.M.

Garfield County, Colorado



- LEGEND**
- Parcel Boundary
 - Lot Line
 - Section Line
 - Section Corner
 - Section Center
 - Section Area
 - Section Perimeter
 - Section Volume
 - Section Weight
 - Section Value
 - Section Price
 - Section Rent
 - Section Tax
 - Section Insurance
 - Section Mortgage
 - Section Lien
 - Section Easement
 - Section Right
 - Section Interest
 - Section Claim
 - Section Demand
 - Section Action
 - Section Suit
 - Section Trial
 - Section Verdict
 - Section Judgment
 - Section Execution
 - Section Sale
 - Section Conveyance
 - Section Record
 - Section Index
 - Section Map
 - Section Plat
 - Section Certificate
 - Section Acknowledgment
 - Section Signature
 - Section Seal
 - Section Stamp
 - Section Mark
 - Section Monument
 - Section Survey
 - Section Engineer
 - Section License
 - Section Commission
 - Section Expiration
 - Section Renewal
 - Section Extension
 - Section Suspension
 - Section Revocation
 - Section Annulment
 - Section Voidance
 - Section Nullity
 - Section Invalidation
 - Section Cancellation
 - Section Termination
 - Section Extinguishment
 - Section Release
 - Section Discharge
 - Section Satisfaction
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 - Section Termination
 - Section Extinguishment
 - Section Release
 - Section Discharge
 - Section Satisfaction
 - Section Payment
 - Section Receipt



SECTION TABLE

Lot No.	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Yds.)	Area (Sq. Meters)	Area (Hectares)
1	0.10	3,460	3,460	1,406	0.10
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3	0.10	3,460	3,460	1,406	0.10
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100	0.10	3,460	3,460	1,406	0.10

Improvement Survey Plat

Red Hill PUD
Garfield County, Colorado

SGM
118 West Sixth Street, Suite 200
Colorado Springs, CO 80901
719.443.1001 www.sgmco.com

Map

Scale

North Arrow

Section

Lot

Area

Volume

Weight

Value

Price

Rent

Tax

Insurance

Mortgage

Lien

Easement

Right

Interest

Claim

Demand

Action

Suit

Trial

Verdict

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Mark

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Survey

Engineer

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Commission

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Renewal

Extension

Suspension

Revocation

Annulment

Voidance

Nullity

Invalidation

Cancellation

Termination

Extinguishment

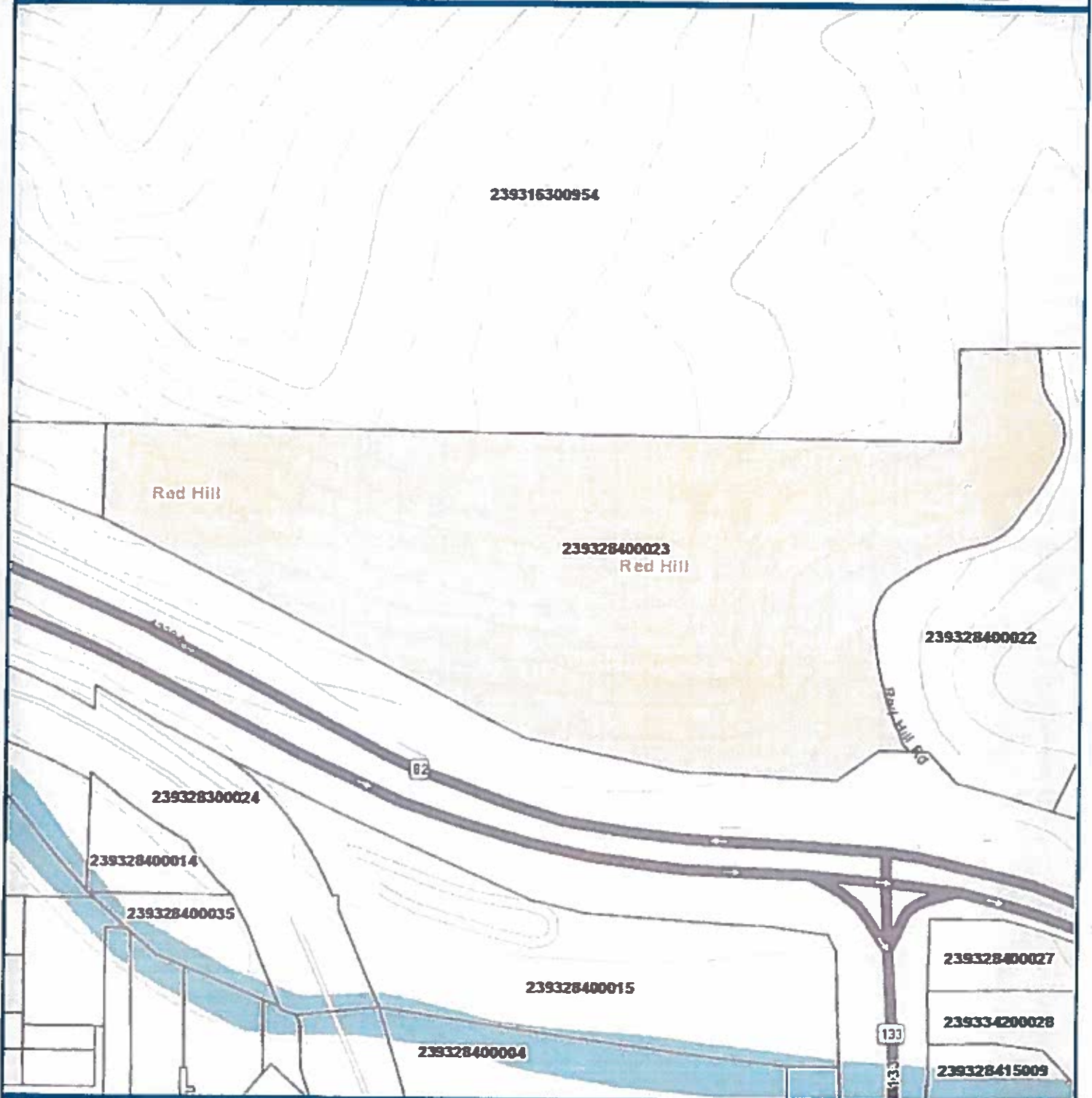
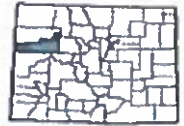
Release

Discharge

Satisfaction

Payment

Receipt



Garfield County Land Explorer

Printed by Web User

1 inch = 376 feet
1 inch = 0.07 miles

0 0.05 0.1 0.2 Miles



Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

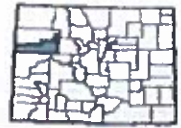
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Garfield County Land Explorer

1 inch = 376 feet

1 inch = 0.07 miles



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Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



Existing Red Hill Trailhead

Legend

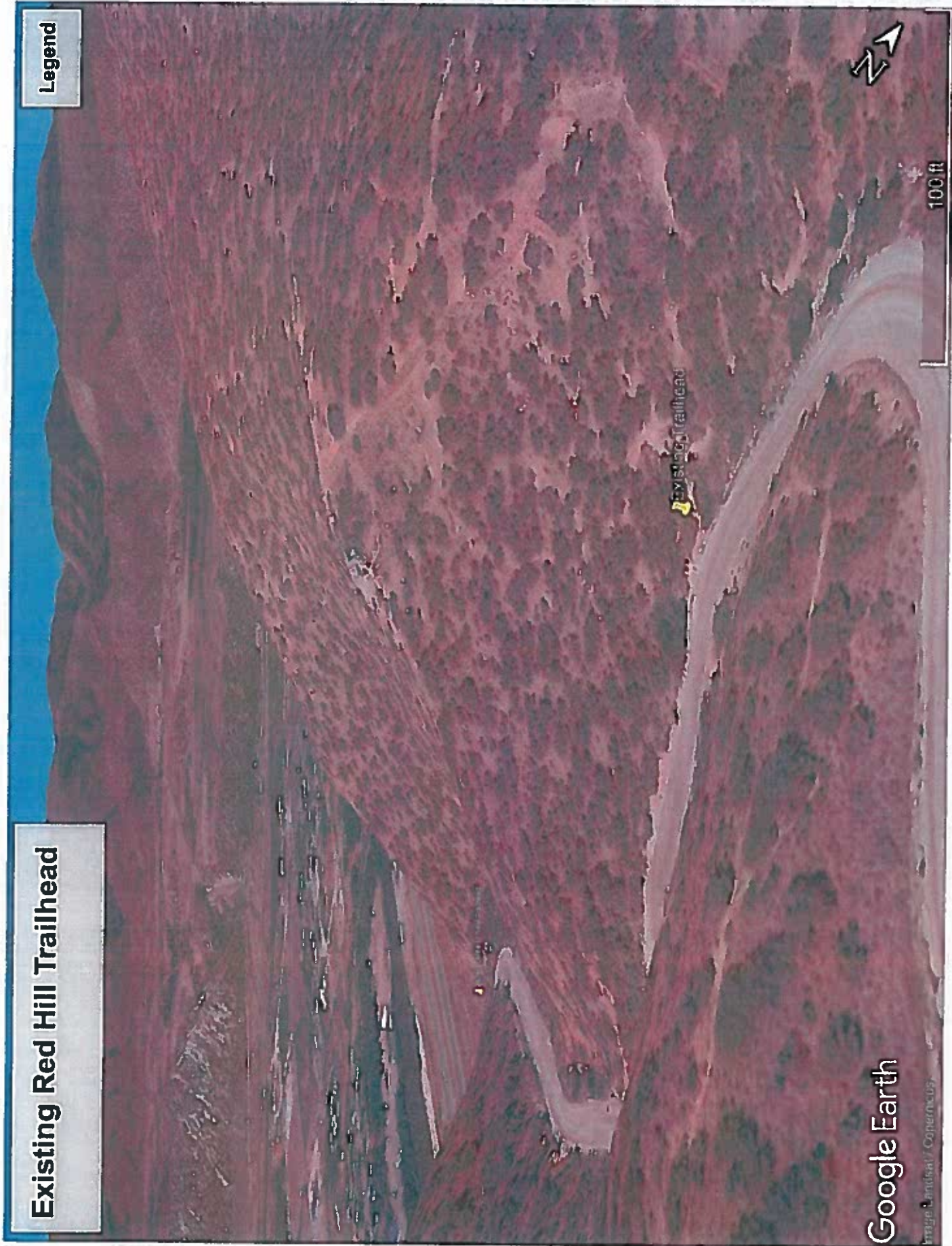
Google Earth

Image Landsat / Copernicus

100 ft



Existing trailhead



New Red Hill Trailhead

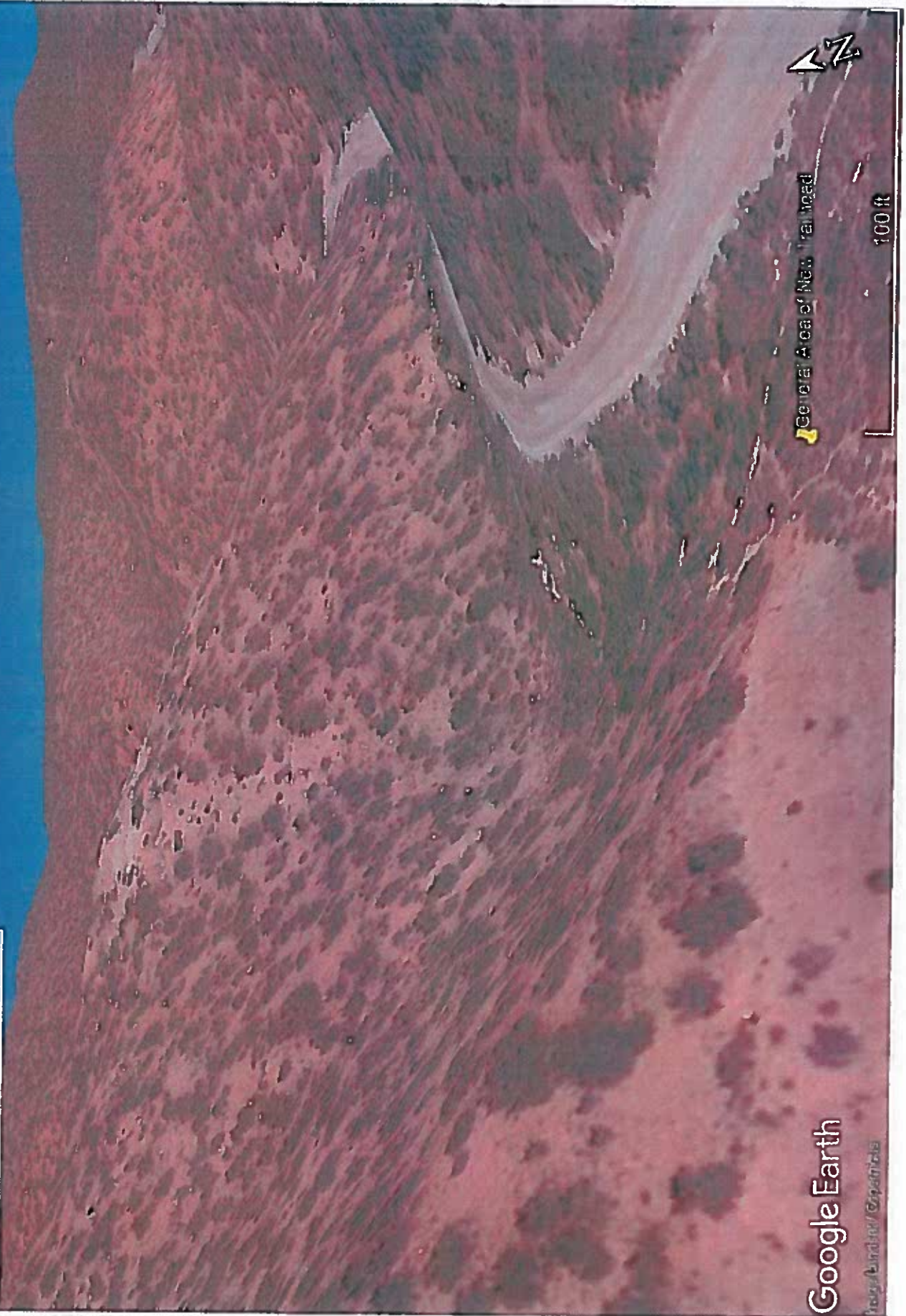
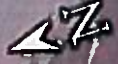
Legend

Google Earth

img/landmark/Expatriates

Central Area of New Trailhead

100 ft



**GEOLOGIC HAZARDS REVIEW
PROPOSED RED HILL TRAIL
NEAR CR 107 AND CO HIGHWAY 82
GARFIELD COUNTY, COLORADO**

PROJECT NO. 18-7-114

FEBRUARY 22, 2018

PREPARED FOR:

**ASPEN VALLEY LAND TRUST
ATTN: ERIN QUINN
302 MAIN STREET
SUITE 204
CARBONDALE, COLORADO 81623
erin@avlt.org**

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PURPOSE AND SCOPE OF STUDY

This report presents the findings of a geologic hazards review of the lower part of Red Hill Trail proposed west of CR 107 up to the existing trailhead from CO Highway 82. The purpose of our study was to evaluate the geologic hazards at the project site and assess their potential impact on the proposed development.

A field reconnaissance of the project site was made on January 9, 2018 to observe the geologic conditions and collect information on the potential geologic hazards present at the project site. A second field reconnaissance of the project site was made on January 30, 2018 to measure the topographic profile of the potential rockfall path. In addition, we have reviewed relevant published geologic information and looked at aerial photographs of the project area. Colorado Rockfall Simulation Program (CRSP) analysis was performed to assess potential rockfall paths, velocities, energies, and bounce heights. This report summarizes the information developed by this study, describes our evaluations, and presents our findings.

PROPOSED CONSTRUCTION

The proposed construction consists of a new trail leading from the parking area near the intersection of CR 107 and CO Highway 82 to the existing Red Hill Trail trailhead accessing Mushroom Rock and the Red Hill Recreation Area. The proposed trail will follow below CR 107 between the road and the hillside to the east, see Figure 1. A new parking lot located on the west side of CR 107 and intersection with Co Highway 82 is planned in the future, however, that development is beyond the scope of this study.

SITE CONDITIONS

The subject site lies between the “Three Poles” rock outcrop, CR 107, the existing parking area at the intersection of CR 107 and CO Highway 82, and the existing trailhead to access the Red Hill Recreation Area. There is an existing trail from the trailhead to the “Three Poles” outcrop. Hiking activity on and around the “Three Poles” outcrop increases the potential for human

triggered rockfall. Vegetation in the project vicinity consists of sage brush and scattered juniper and pinon trees with native grass, weeds, and cactus. The valley side slope between the rock outcrop and the possible location of the trail is around 60 percent.

PROJECT AREA GEOLOGY

The geology at the project site consists of bedrock of the Maroon (PPm) and Eagle Valley (Pe) Formations with bedding that gently dips down to the north and young debris flow deposits (Qdfy), see Figure 2. The lower (southern) portion of the project site near CO Highway 82 and the existing parking area consists of artificial fill. Colluvium and sheet-wash deposits cover the slope to the west of the project area, below the steep sandstone outcrop, in the location of the proposed future parking lot. There is a small syncline to the northeast of the project area and Red Hill is capped with Tertiary-age basalt flows to the northwest.

GEOLOGIC HAZARDS ASSESSMENT

Potential geologic hazards at the subject site consist of rockfall and debris flow. Debris flow hazard evaluation is beyond the scope of this study. Due to the day use and usually fair-weather use nature of the proposed trail, while the debris flow hazard in the area may be high during thunderstorms, the risk of personal harm may remain low. People likely will not be hiking here when a debris flow is occurring or is eminent. Rockfall from the isolated outcrops appears to be moderate to high risk.

POTENTIAL ROCKFALL HAZARD AREAS

A map showing potential rockfall hazard areas is presented in Figure 3. One potential rockfall hazard path in the High Rockfall Hazard Area was chosen for CRSP analysis. It consists of a rockfall source zone, a rockfall runout zone, and an area of potential rockfall paths between the source zone and the runout zone. The hazard zones are based on our field observations, terrain analysis, aerial photograph interpretations, and rockfall simulation modeling using the Colorado Rockfall Simulation Program (CRSP version 4.0). The project site is located in the potential runout zone as shown on Figures 3 and 4.

Rockfall Source Zone

Our field observations, terrain analysis, and aerial photograph interpretations show that rock outcrops that are potential sources of rockfalls that could reach the project site consist of Source Area 1, located around 220 feet above the proposed trail, see Figure 4. The rock outcrop forms a cliff that is fine to coarse grained sandstone of the Maroon and Eagle Valley Formations. It should be noted that there are other potential rockfall sources on the valley side, but because of the terrain, these sources do not appear to have the potential to reach the project site.

Rockfall Paths

Downhill of the potential rockfall source zone on Figure 3, the terrain tends to funnel the rockfalls toward the proposed trail area on the debris fan below. The hillside slope between the source zone cliff outcrop and the debris fan is very steep and averages around 50 percent. The CRSP models show that rockfalls in this part of the hillside will accelerate and gain kinetic energy.

Rockfall Runout Zone

At the base of the steep slope, at the transition onto the debris fan, rockfall trajectories have the potential to spread out over the fan. The runout zone starts where the slope steepness abruptly decreases and vegetation thickens. Rockfalls will decelerate, lose kinetic energy, and eventually stop in this zone. The proposed trail area is within the CRSP runout zone, near the transition from the path zone.

CRSP MODELING

The Colorado Rockfall Simulation Program (CRSP version 4.0) was used to assist in our assessment of the potential rockfall risk to the proposed project and to develop rockfall dynamic information that may be used to assess the feasibility of rockfall mitigation. CRSP is a computer program that simulates rockfall tumbling down a slope and predicts the probability distribution of rockfall runout, velocity, bounce height, and kinetic energy. The program takes into account

slope profile, rebound and frictional characteristics of the slope, and rotational energy of the rocks. The program is a tool commonly used in analysis and mitigation of rockfall hazards.

Model Input Information

One CRSP profile was modeled at the location shown on Figure 3. Figure 3 shows the potential rockfall source and potential rockfall path. The profile evaluated is presented on Figure 4.

Model output probability distributions were calculated based on one-thousand independent rockfall trials of a 3.72-foot diameter, sphere-shaped rock. This block is similar to a 2320-pound rock that is approximately a cube with a side length of 3 feet. The rock block size is based on observations of rocks found in the runout zone at the project site and the approximate spacing of fractures in the source zone. The 3-foot size rock is typical of observed rocks in the debris fan area and rock blocks vary to several feet in size.

Model Output Information

The results are presented in Table 1. We analyzed the results of our rockfall model at two points: the transition from steep hillside to relatively flat drainage bottom, near the likely location of the proposed trail, and at a point around 100 feet nearer CR 107 than Point 1. We also calculated the rockfall dynamic probability distributions at the two points. The rockfall dynamic probability distribution may be used to assess the probability of rockfall mitigation. The engineering results of the modeling are given in the following table for a 10% exceedance probability. The rockfall dynamic probability distribution may be used to assess the feasibility of rockfall mitigation.

Table 1
Engineering Results from CRSP

Point Evaluated	Rock Diameter (ft)	Velocity (ft/s)	Bounce Hight (ft)	Kinetic Energy (ft-lb)
Point 1	3.72	45.5	10.1	180,000
Point 2	3.72	13.4	6.1	18,000

ROCKFALL RISK EVALUATION

Rockfall is an active geologic process along north side of CO Highway 82 between Glenwood Springs and Carbondale. Without long term observations, it is not possible to develop recurrence

probabilities for rockfalls from the source zone at the project site with high levels of confidence but seems reasonable to infer that rockfall from this source zone is relatively infrequent. The CRSP modeling shows that if a rockfall were to occur during a reasonable exposure time for the proposed development, it is likely that the rockfall would reach the possible trail location shown on Figures 1 and 4.

Based on our current understanding of the rockfall potential, we characterize the risk that a rockfall will reach the proposed trail to be moderate to high. If a rockfall were to hit a person on the trail, the consequence would likely be severe and the feasibility of rockfall mitigation should be evaluated.

ROCKFALL MITIGATION FEASIBILITY

As part of the CRSP modeling, rockfall dynamic information that may be useful to evaluate the feasibility of rockfall mitigation was calculated and is presented in Table 1. Rockfall mitigation commonly used in the Glenwood Springs area and that may be considered at this site are ring-net arresting systems, mesh stabilization and arresting systems, and cable lashing or rock bolting systems located uphill of the infrastructure requiring protection. The information in Table 1 is suitable for feasibility evaluation.

PRELIMINARY RECOMMENDATIONS

The potential for rockfall from the source zone located above the proposed trail should be further studied when the trail alignment has been established. Either rockfall attenuator systems or a rockfall barrier are feasible to mitigate the rockfall impact. If the rockfall source is not mitigated, the public should be made aware of the potential rockfall hazard such as with signs posted along the trail. The modeled energies and bounce heights for a 10% exceedance probability from the source zone at the transition from path to runout zone is around 180,000 foot-pounds (240 kJ) and 10 feet (3.0 m), respectively. The modeled energies and bounce heights associated with rockfalls from these zones are presented in Table 1. Further analysis should be conducted for the design of the rockfall mitigation once the proposed trail alignment

has been finalized. The closer the proposed trail is located to the steep slope of the path zone, the higher the design energies and bounce heights will be. Positioning the trail on the flatter debris fan near CR 107 should result in lower design energies and bounce heights.

LIMITATIONS

This study was conducted according to generally accepted geotechnical and engineering geology principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based on our field observations, aerial photograph interpretations, published regional geology information, the conceptual proposed development plan, and our experience in the area. Our analysis was conducted to model a reasonably accurate indication of rockfall behavior at this location. The results are thought to be representative of conditions observed at the property and the slope and ridge above. Variations in the model results from additional observations and information should be expected. This report has been prepared exclusively for our client and is an evaluation of the geologic hazards and their potential influence on the proposed development. We are not responsible for technical interpretations by others of our information.

Respectfully Submitted,

H-P KUMAR

Robert L. Duran, E.I.

Reviewed by:

Steven L. Pawlak, P.E.

RLD/kac

REFERENCES

- Kirkham, R. M., and Widmann, B. L., 2008, *Geologic Map of the Carbondale Quadrangle, Garfield County, Colorado*: Colorado Geological Survey MS-36.
- Jones, C., Higgins, J., and Andrew R., 2000, *Colorado Rock-Fall Simulation Program, Version 4.0 (manual and software)*: Colorado Geological Survey MI 66.



— Possible Proposed Trail Site

— Potential Rockfall Area

~400 Feet

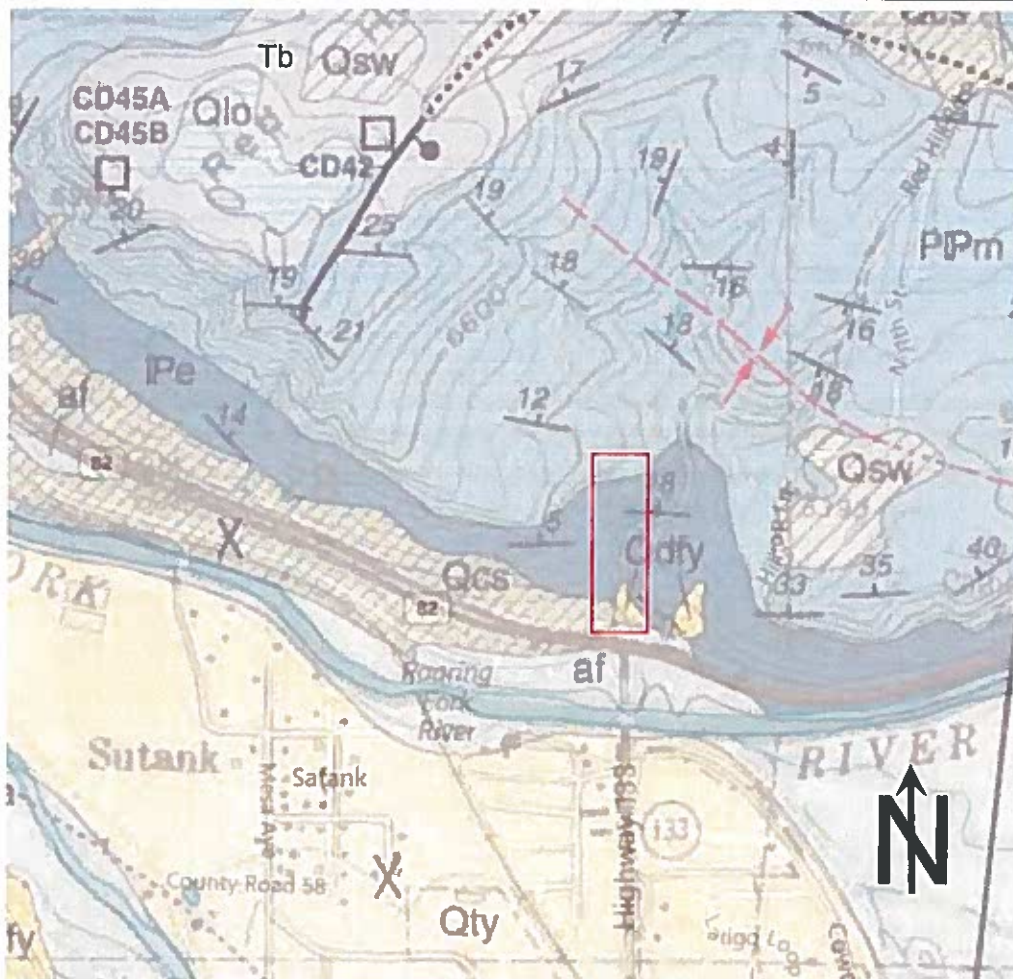
(Google, 2018)

18-7-114

H-P \approx KUMAR

Red Hill Trail Near CR 107, Mushroom Rock - Project Site Location

Figure 1



af - Artificial Fill

Qa - Alluvium

Qdfy - Young Debris Flow

Qcs - Colluvium and Sheetwash

Qsw - Sheetwash

Qlo - Loess

Qty - Young Terrace

Tb - Basalt Flow

PPm - Maroon Formation

Pe - Eagle Valley Formation

0.5 Miles

5

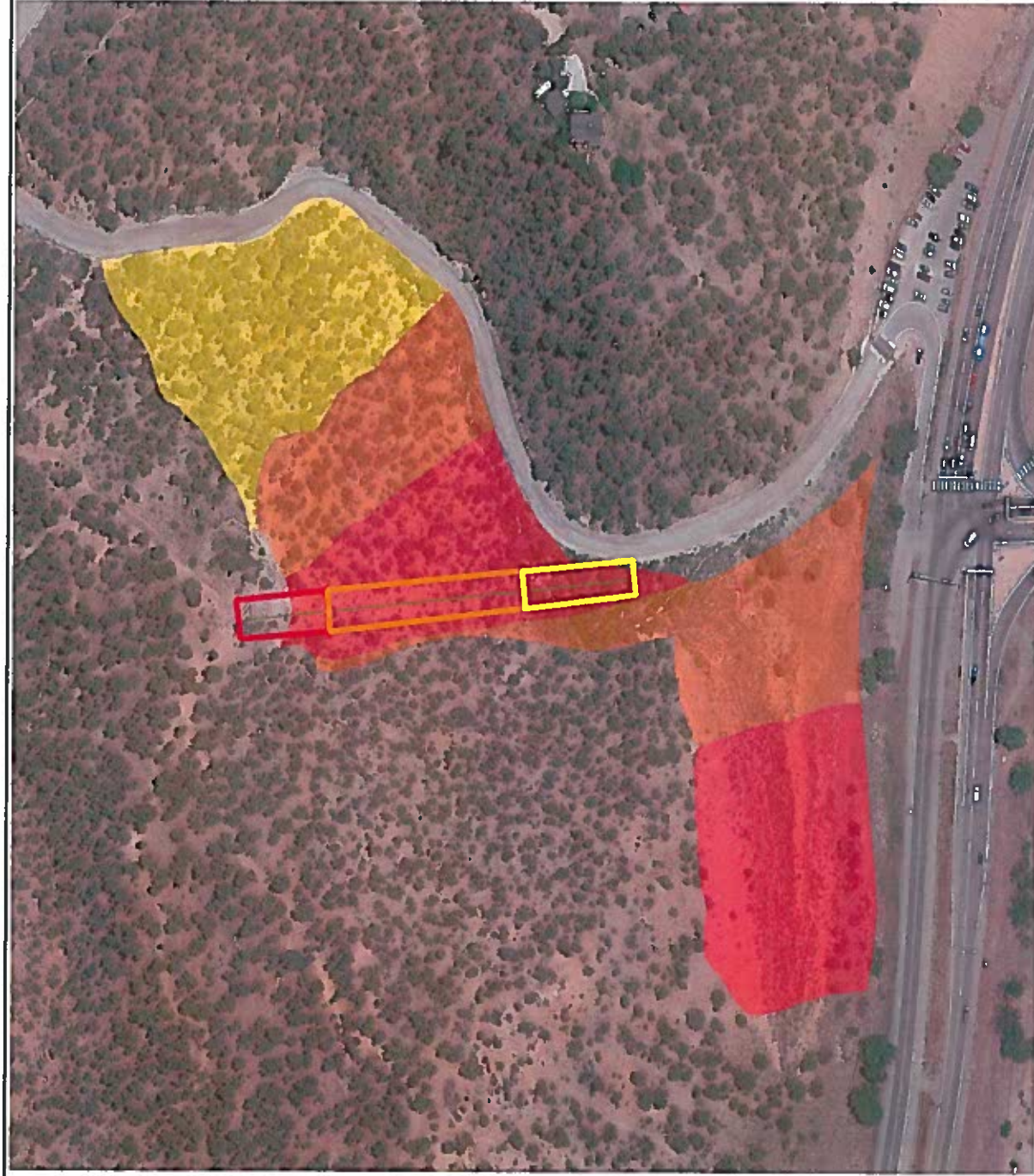
Strike and Dip of Bedding



Syncline

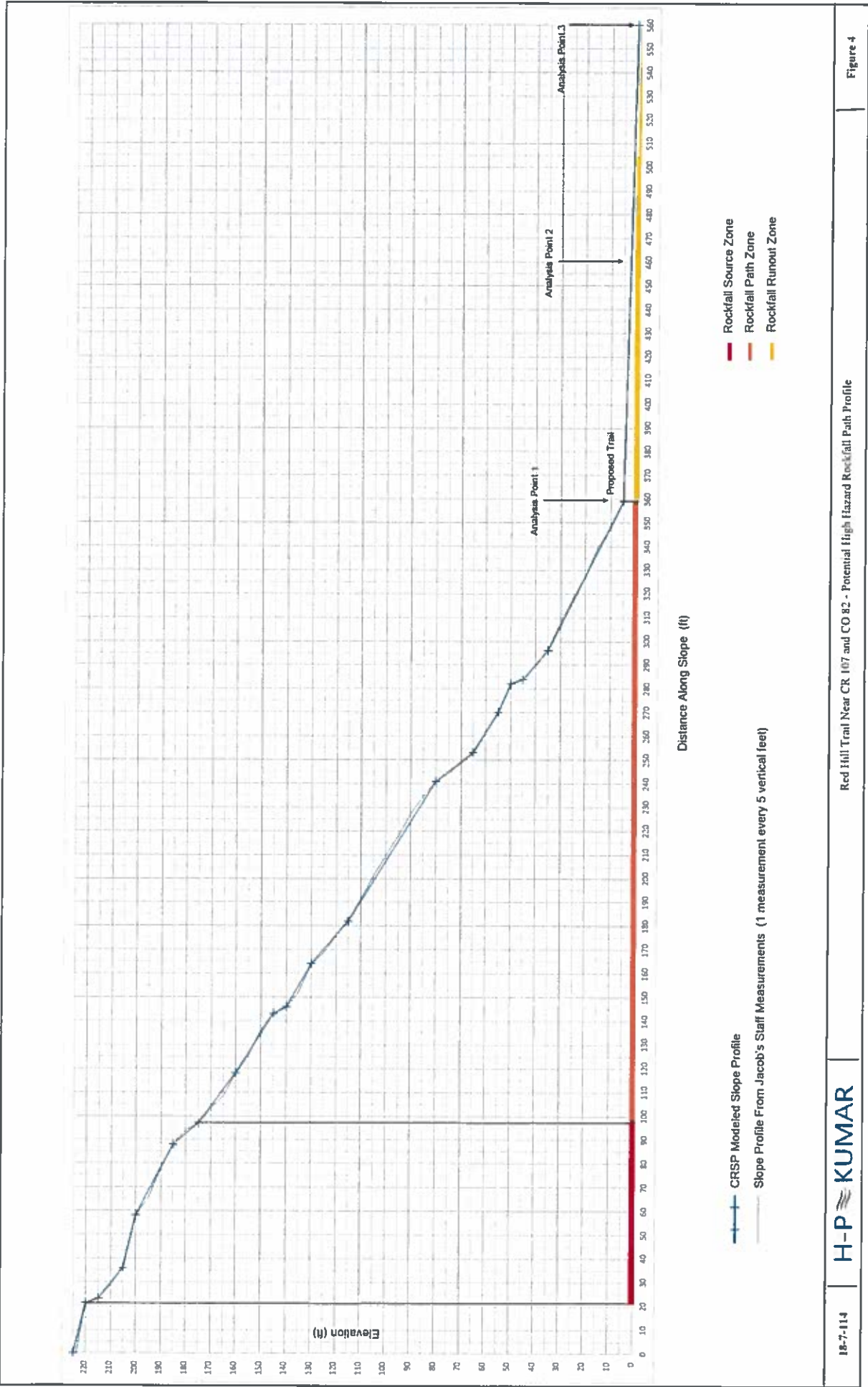


Project Area

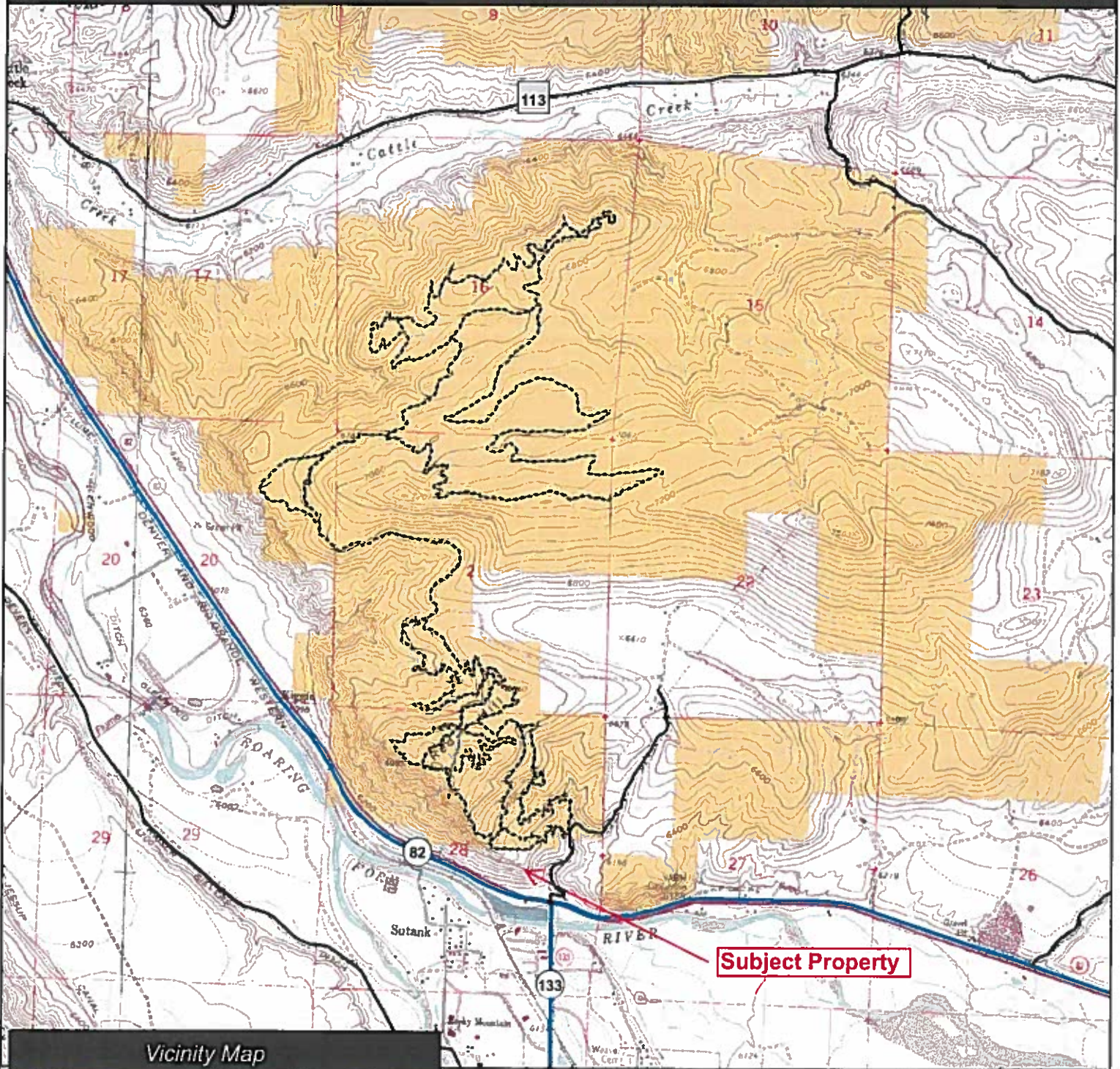


- Legend**
- Approximate Rockfall Path
 - Rockfall Hazard Zones
 - High
 - Low
 - Moderate
 - Rockfall Zones
 - Source Zone
 - Path Zone
 - Runout Zone





Red Hill Overview



Vicinity Map



Legend

BLM Routes

Colorado Route Designation

- Closed to Motorized and Mechanized
- Open to Bikes, Hikers, Equestrians
- Open to Hikers, Equestrian, and Livestock
- Open to all Modes of Transportation

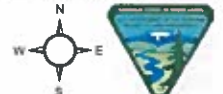
Major Roads (GTLF)

GTLF_OWN

- County Road
- City Street
- Private/ Unknown Routes
- State Highway

BLM Routes

- Bureau of Land Management
- Private
- State Wildlife area



0 0.125 0.25 0.5
Miles

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregation use with other data.

- No use vehículos motorizados.
- Camine sobre la orilla de la carretera 107 del condado para permitir el paso de los autos.
- Estacione en el área de estacionamiento, no se permite estacionar en la carretera del condado 107.
- Manténgase en los senderos.
- Mantenga a los perros con correa.
- Deseche los residuos en forma adecuada.
- No entre en terrenos privados sin autorización.
- No construya nuevos senderos ni rutas sin autorización del BLM.
- Si el estacionamiento está lleno, por favor de estacionarse legalmente en el Carbondale.



You can create a better gateway to Red Hill

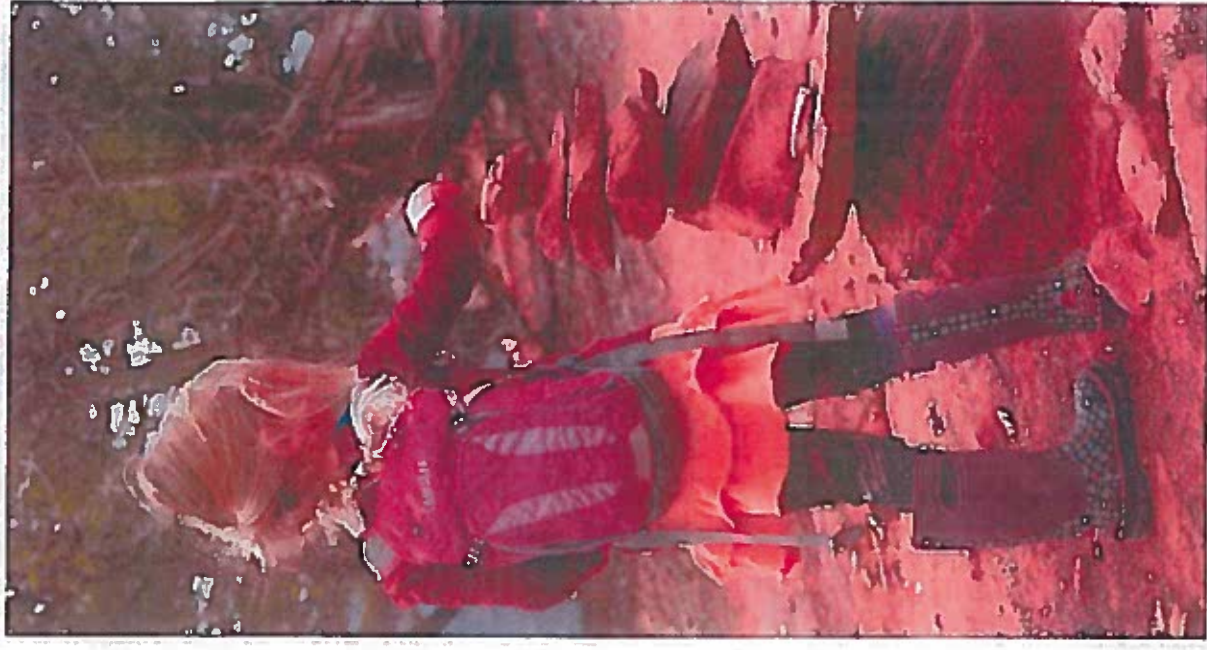
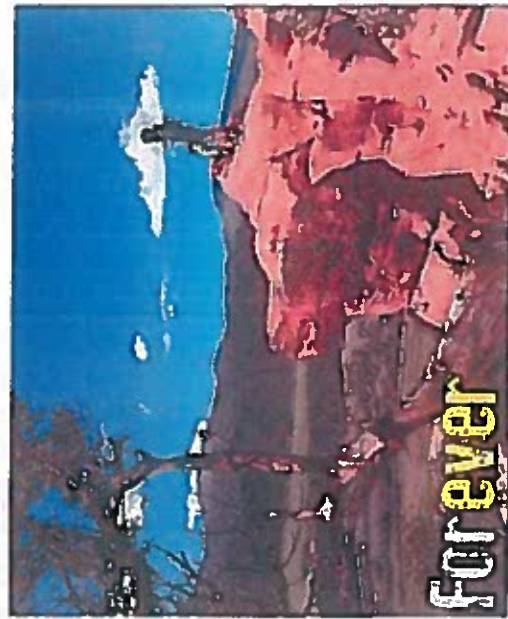
With your help...

Aspen Valley Land Trust will purchase the 25 acres at the base of Red Hill and transfer the property to the Town of Carbondale.

Together, we will build a better trail connection to the Red Hill Recreation Area, and save the face of Carbondale!

Donate today!

- Give by credit card at avlt.org
- Mail a check
- Deposit from your retirement account
- Contribute stock or appreciated assets
- Make a planned gift



FOR YOU. FOR FUN. FOREVER.

Your contribution is...

- Tax deductible *(to the extent provided by law)*
- Matched dollar-for-dollar

ASPEN VALLEY LAND TRUST

320 Main Street, Suite 204
Carbondale, CO 81623

avlt.org

970.963.8440 avlt@avlt.org



Together we can save the face of Carbondale

The Red Hill of your dreams...

Have you ever wondered why you have to navigate a dangerous gravel road to get to the Red Hill trails?

The land at the bottom of the hill has been privately owned and commercially zoned for decades. It's for sale at a reduced price and could become a gas station, convenience store, or storage units any day.



Not this?

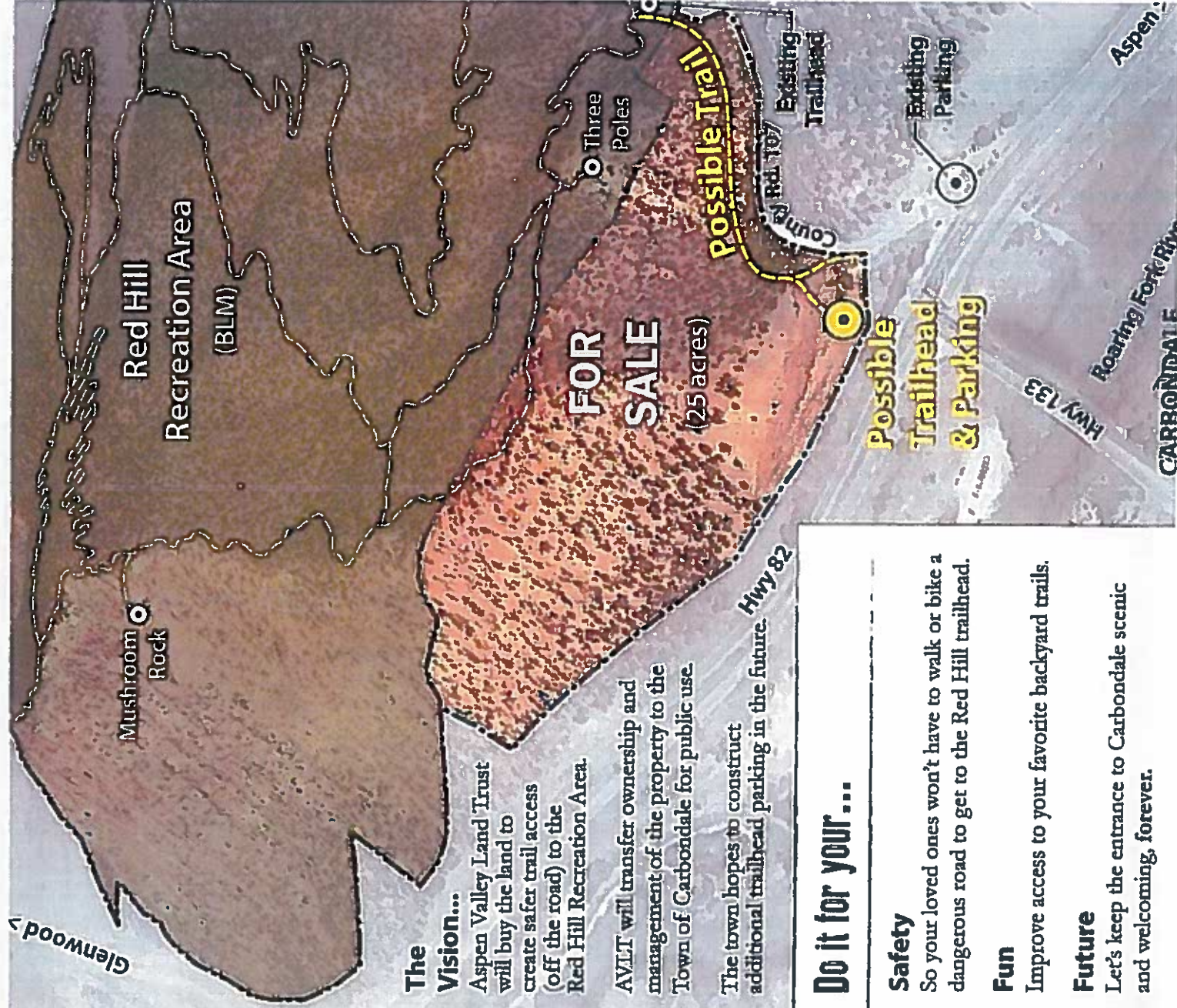
You can save it!

The time is now! Aspen Valley Land Trust has until January 15, 2018 to raise the funds needed to purchase Carbondale's scenic gateway and improve access to your favorite backyard trails.

How much? The total project budget is \$1.35 million. AVLТ has already raised over half!

Please help!

Your donation will be matched dollar-for-dollar.



The Vision...

Aspen Valley Land Trust will buy the land to create safer trail access (off the road) to the Red Hill Recreation Area.

AVLT will transfer ownership and management of the property to the Town of Carbondale for public use.

The town hopes to construct additional trailhead parking in the future.

Do it for your...

Safety

So your loved ones won't have to walk or bike a dangerous road to get to the Red Hill trailhead.

Fun

Improve access to your favorite backyard trails.

Future

Let's keep the entrance to Carbondale scenic and welcoming, forever.

Contact:
Suzanne Stephens
Executive Director
Email: suzanne@avlt.org
Phone: 970.963.8440



March 14, 2018

For immediate release:

Community Responds to Save Red Hill

Thanks to an outpouring of support from the community, Save Red Hill's \$1.35 million fundraising goal has been met.

The project, conceived in 2017 as a partnership between Aspen Valley Land Trust and the Town of Carbondale, has dual goals of protecting the character of Carbondale's iconic red rock face while addressing public safety concerns stemming from vehicle vs. trail user conflicts along Garfield County Road 107.

Funds raised during the campaign will permanently conserve a 25-acre property at the base of Red Hill. They will also fund the design, construction, and long-term maintenance of a new trail connection intended to separate trail users from vehicle traffic along County Road 107.

The 5-month fundraising effort formally kicked off in November 2017. To provide seed money for the project, AVLТ tapped into a long-standing transfer tax paid into by River Valley Ranch homeowners. The RVR funds held by AVLТ must be used for the express purpose of conserving land within seven miles of Carbondale. The Red Hill project was a great fit. AVLТ contributed \$350,000 from the balance of this fund.

The RVR contribution, in addition to a \$200,000 donation from the Ruth H. Brown Foundation, \$100,000 from Abigail Wexner, \$50,000 from the Town of Carbondale, and over \$200,000 in individual donations from many community supporters, allowed AVLТ to purchase the property for \$825,000 in December 2017, down from the original asking price of \$1.1 million.

In early 2018, an informal pledge of \$200,000 from the Garfield County Board of County Commissioners (tentative pending a formal vote in 2019) and a \$100,000 donation from the Alpenglow Foundation put the overall project fundraising goal of \$1.35 million within reach. On March 14, the Pitkin County Board of County Commissioners preliminarily approved a \$150,000 contribution from the county's Open Space and Trails fund. If ratified at the BOCC's March 28th meeting, that amount will effectively bridge the remaining fundraising gap.

Contact:
Suzanne Stephens
Executive Director
Email: suzanne@avlt.org
Phone: 970.963.8440



Regarding Pitkin County's interest in contributing, Open Space and Trails Acquisition & Special Projects Director Dale Will said, "Red Hill is a unique resource in our valley. It's accessible when many up-valley trails are not. With its early spring dry-out and year round access, Red Hill is a favorite of many Pitkin County residents."

All told, close to 300 individual donors helped fund the effort. AVLT Executive Director Suzanne Stephens credits broad support from individuals and partner organizations throughout the valley as the key to the campaign's success. In thanks, Stephens's says, "It's wonderful to have a project where both Garfield County and Pitkin County have an interest in contributing. That speaks to the fact that Red Hill is a resource that benefits residents from up and down our valley."

With the fundraising goals met, AVLT plans to transfer the property to the Town of Carbondale in early April. AVLT will retain a permanent conservation easement on the property. Trail planning will commence shortly thereafter with a public process led by the Town of Carbondale.

Carbondale Town Manager Jay Harrington looks forward to the next phase of the project. Harrington states, "This has been a wonderful partnership between AVLT and the Town of Carbondale and the Town looks forward to being the long term steward of this property. We are excited about engaging the community in the planning for trail and trailhead improvements."

AVLT urges Red Hill supporters to stay involved with the project. There will be a variety of opportunities for community members to get their hands dirty in the coming months. Dates related to this spring's trail planning effort will be announced shortly, as will volunteer trail building dates to occur this summer.

Director Stephens summed up the completion of the Save Red Hill campaign as follows. "It really takes a village as they say... in this case a valley. We thank the entire community for your amazing support."

AVLT will continue to accept donations towards the project. To donate, please visit avlt.org. Upcoming project dates and details will be shared on AVLT's website.

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