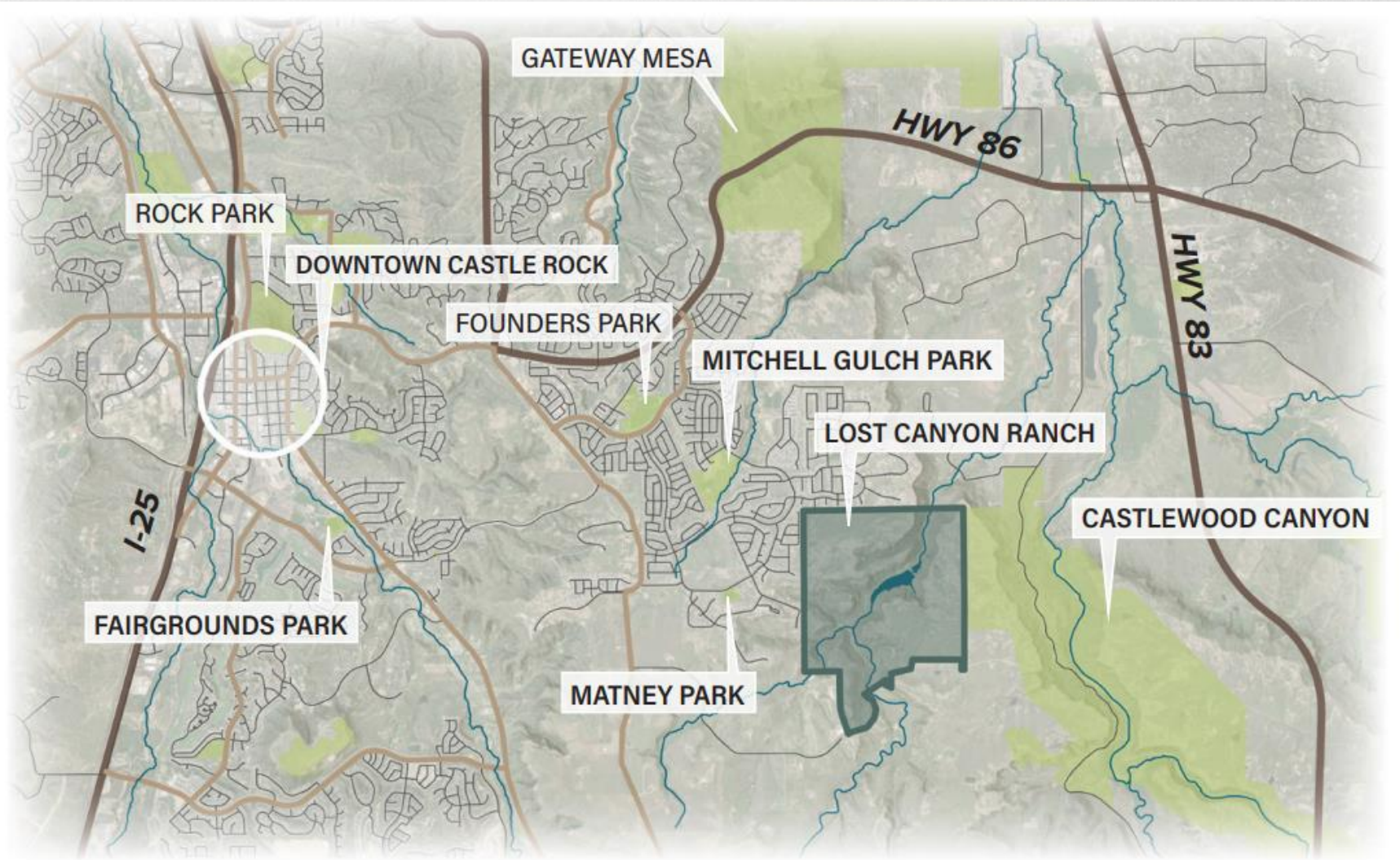


**RESOLUTION WAIVING THE FORMAL WRITTEN
BIDDING REQUIREMENT ON THE BASIS OF SOLE
SOURCE AND APPROVING A CONSTRUCTION
CONTRACT WITH TIMBERLINE TRAILCRAFT LLC FOR
LOST CANYON RANCH OPEN SPACE TRAIL
CONSTRUCTION**





PROJECT BACKGROUND

The Master Plan and Management Plan for Lost Canyon Ranch Open Space establish the framework for future public access and resource stewardship.

A central feature of the first phase of improvements is the development of a thoughtfully designed soft-surface trail system that reflects the community's strong interest in hiking access while protecting the site's sensitive ecological and cultural resources.

To implement this priority, Parks and Recreation staff are presenting a contract with Timberline TrailCraft for trail construction services.





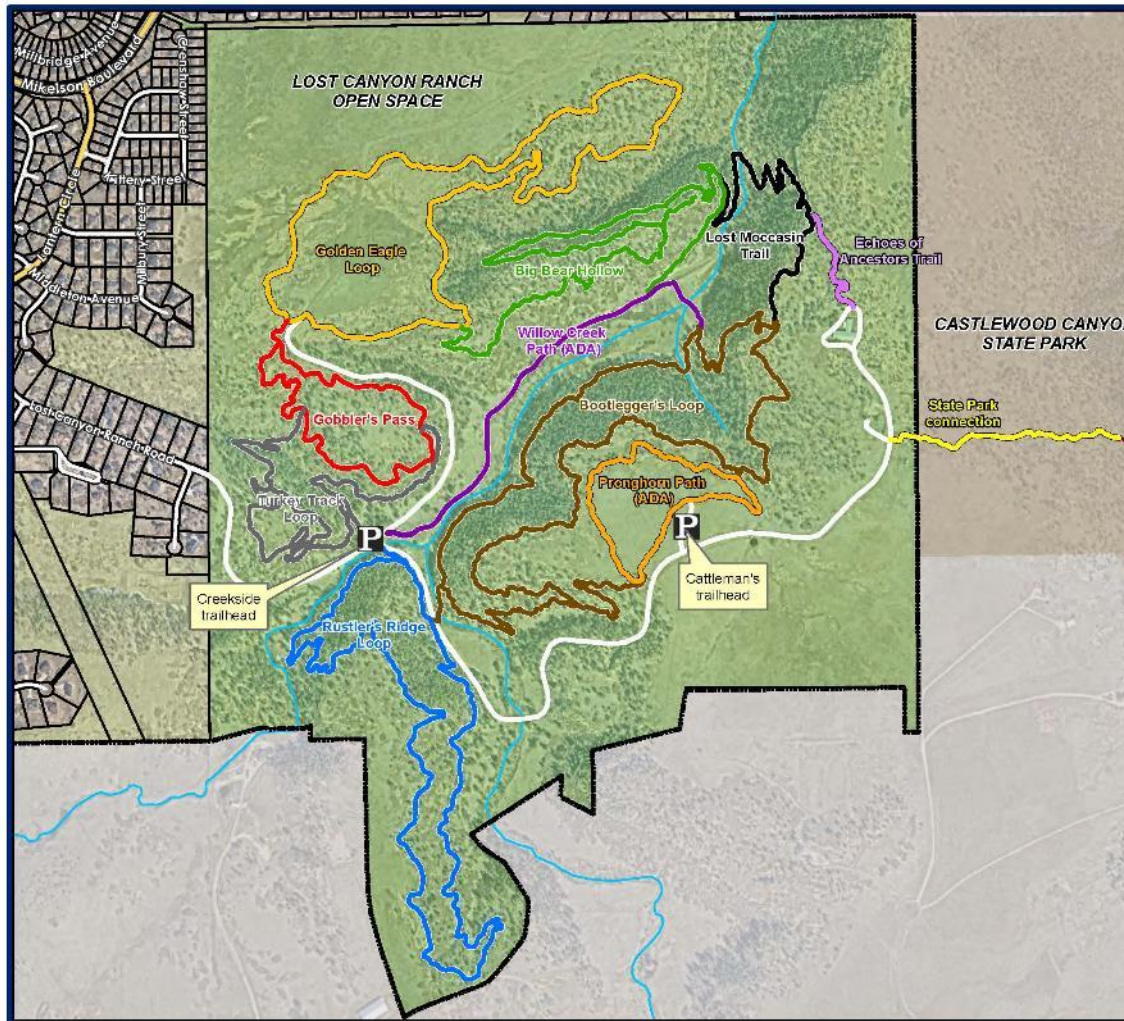


Lost Canyon Ranch Open Space

TRAIL MAP

Legend

-  Open space
-  Private open space
-  State Park
-  Trailhead parking and restroom



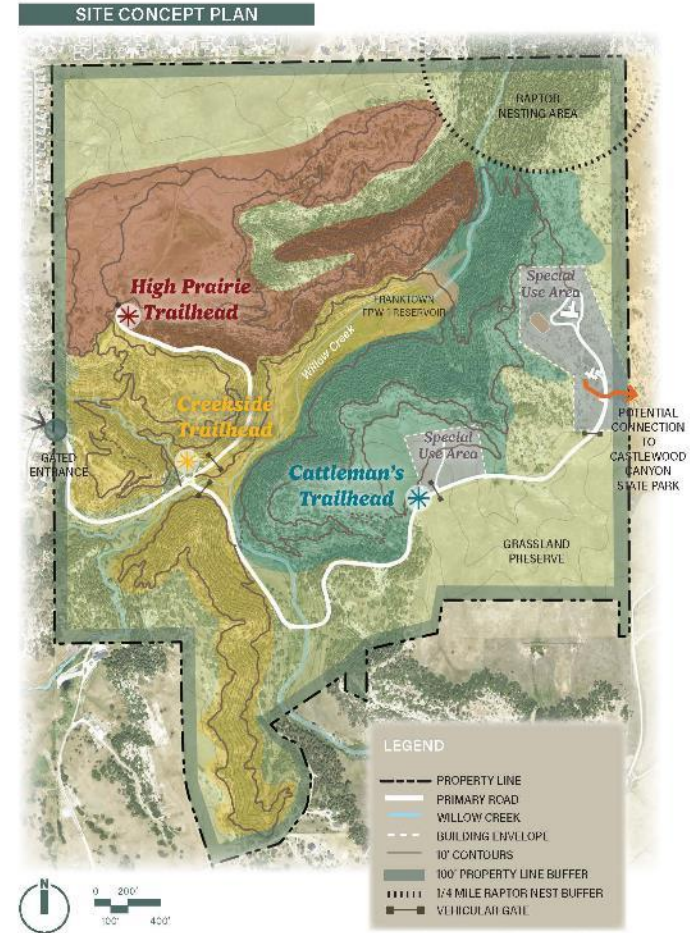
Disclaimer: The data presented has been compiled from various sources, each of which includes varying degrees of inaccuracies or uncertainties. Such discrepancies in data are inherent and not subjecting in nature to the public. The Town of Castle Rock assumes no liability for any use or misuse, for questions or comments regarding omissions, corrections or updates please email info@castlerockco.gov or contact information. Copyright 2023, Town of Castle Rock.

Coordinate System: NAD83, Colorado Central (6302)
 Projection: UTM Zone 12 North
 Datum: North American 1983
 Units: Meters
 Creation Date: 11/16/2023



TRAILS PLAN

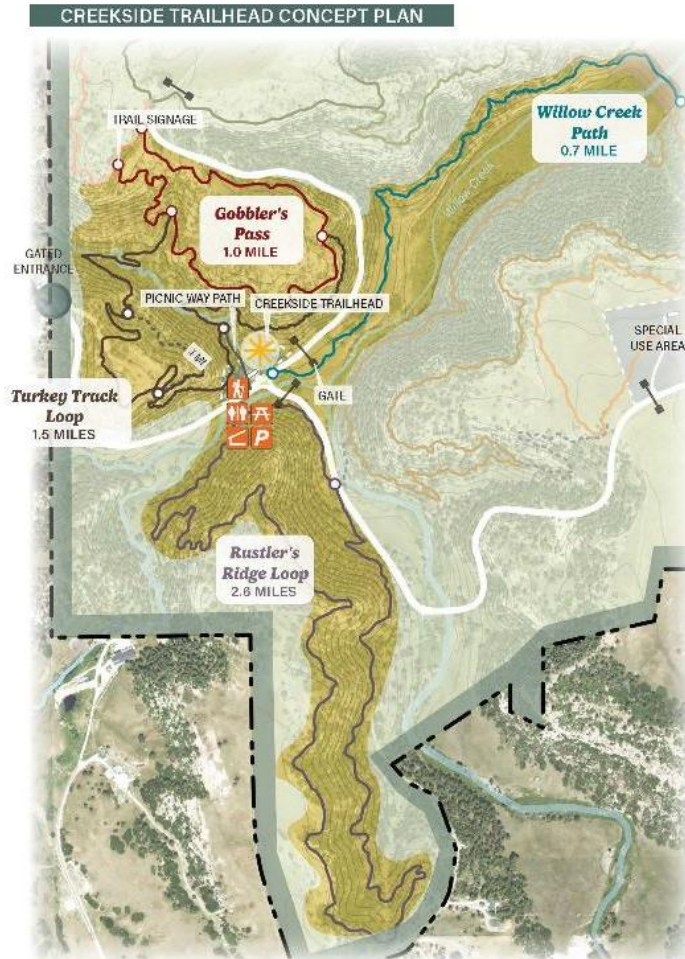
- Developed through site analysis, site visits and on-foot evaluation to ensure trails minimize environmental impact, maintain stability and highlight natural beauty
- Approximately 15 miles of interconnected trails with 3 trailheads designed to give visitors access to diverse landscapes and unique experiences not found elsewhere in Castle Rock
- Hiking-only use; no dogs, bikes or domesticated animals to preserve habitat, reduce resource damage and ensure safe, sustainable recreation
- Trail design includes stacked loops and out-and-back options with features such as single track, switchbacks, rock steps, cables, creek crossings and bridges



Note: Trails are conceptually shown and locations are subject to change.

CREEKSIDE TRAILS

- Primary trailhead located on the west side near Lost Canyon Ranch Road and most accessible from the gated entry
- Trail experiences will include mix of forested and canyon environments with access to Willow Creek, the dam and wetlands
- The trails will feature four main trails plus a short path to a picnic area —
 - Turkey Track Loop (1.5 mi)
 - Gobbler's Pass Loop (1 mi)
 - Rustler's Ridge Loop (2.6 mi),
 - Willow Creek Path (0.7 mi, one-way)

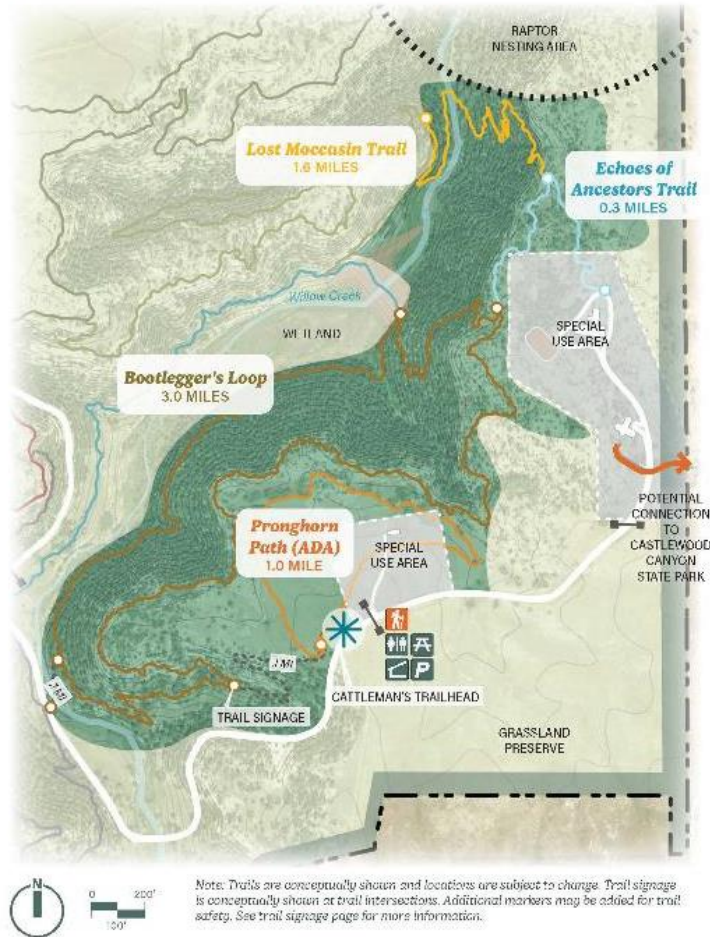


Note: Trails are conceptually shown and locations are subject to change. Trail signage is conceptually shown at trail intersections. Additional markers may be added for trail safety. See trail signage page for more information.

CATTLEMAN'S TRAILS

- Located on the southeast portion of the property along the main gravel road
- Trail experiences will offer open prairie, mature forests, rocky outcroppings and dramatic canyon cliffs
- The network will feature four main trails —
 - Lost Moccasin Trail (1.6 mi)
 - Bootlegger's Loop (3 mi)
 - Pronghorn Path (1 mi)
 - Echoes of Ancestors Trail (0.3 mi, one-way)

CATTLEMAN'S TRAILHEAD CONCEPT PLAN



HIGH PRAIRIE TRAILS

- Located on northeastern portion of the property; screened from nearby neighborhoods by topography and vegetation
- Trail experiences will offer dramatic canyon rim views and access to the unique cap rock ecosystem
- The network will feature three trails —
 - Prairie Vista Loop (1 mi)
 - Golden Eagle Loop (2 mi)
 - Big Bear Hollow Trail (1.1 mi, one-way)

HIGH PRAIRIE TRAILHEAD CONCEPT PLAN



BUDGET IMPACT

Timberline TrailCraft was sole sourced for this project due to its extensive experience in sustainable trail design and construction throughout Colorado, and its current contractual relationship with the Town through an on-call services agreement for soft surface trail work. Their familiarity with the Town's trail standards ensures continuity and compatibility across Castle Rock's trail network, allowing the Town to leverage their expertise while maintaining consistency in quality and sustainable design.

The total contract amount with Timberline TrailCraft is \$781,787.48.

Staff recommends including a 10-percent contingency of \$78,178 to address unforeseen field conditions or minor scope adjustments during construction.

This brings the total project authorization to \$859,965.48.

This contract will be funded through the Lost Canyon Ranch Site Improvements Account
110-5275-452.70-10.

PROPOSED MOTION

“I move to approve the resolution as introduced by title.”

Alternate motions:

“I move to approve the resolution, with the following conditions:” (list conditions)

“I move to continue this item to the Town Council meeting on [date], at [time].”



THANK YOU
QUESTIONS?