



Request for Proposals for the Cliff's Hillside Park Renovation Project

**Town of Basalt
101 Midland Avenue
Basalt, CO 81621
www.basalt.net**

ISSUE DATE: January 7, 2026
CLOSING DATE: February 27, 2026

REQUEST FOR PROPOSALS

Sealed proposals will be received by the Town of Basalt via email or through the Bidnet Direct website, www.bidnetdirect.com, until 2:00p.m., February 27, 2026, at which time the proposals will be opened and reviewed, for the following project:

Cliff's Hillside Park Renovation

The Town of Basalt is accepting proposals from qualified firms capable of providing design-build services for the Cliff's Hillside Park Renovation Project (the "Project"). The Project seeks to provide a new design for Cliff's Hillside Park, a small neighborhood park in Basalt, Colorado. The existing playground at Cliff's Hillside Park has been identified for replacement in the Town's Asset Management Plan and the need for replacement of the playground provides an opportunity for the redesign of the park, and replacement of the playground with a safer and more modern structure or set of play features. Prior to issuance of this Request for Proposals, the Town of Basalt conducted a community outreach effort including in-person outreach and an online survey. The results of the community outreach are included in the RFP, and should be considered in the design process. Competitive proposals shall provide unique, creative design solutions, and experience in design and construction of municipal park projects in mountain towns.

Complete proposal packages are available to download from www.bidnetdirect.com or via the Town of Basalt's website at www.basalt.net.

In accordance with the Town's Procurement Policy, the Town intends to award this contract to a qualified Team with the proposal determined to be in the best interest of the Town based on expertise, qualifications, cost, and the criteria set forth in this proposal.

The Town reserves the right to reject any or all Proposals or accept what is, in its judgment, the Proposal which is in the Town's best interest. The Town further reserves the right to waive any technical defects or irregularities in any and all Proposals submitted, if in the Town's best interest.

The Town may contact Proposers for the purpose of clarification on a proposal. To the extent permitted by C.R.S. § 24-72-101 et seq., any and all of the documents that are submitted to the Town are considered confidential and are not subject to examination and inspection by third parties until after the deadline for submittal. See the Section entitled "Contract/Legal/Terms and Conditions."

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INTRODUCTION AND BACKGROUND

Cliff's Hillside Park is a neighborhood park located in the Hill District Neighborhood of Historic Basalt. While small in size, this 0.3-acre neighborhood park provides a quiet respite for residents of Historic Basalt, offering a beloved play structure, swings, shade, and areas for rest. Cliff's Hillside Park offers rest and play, meeting the needs of residents of all ages in its small footprint.

In 2024, the Town of Basalt Financial Stability and Maintenance Asset Management Strategy was completed, which identified and established priorities for maintenance and upgrade of the Town's parks, open space and trail capital assets. The plan identified Cliff's Hillside Park as a high priority target for improvement, accordingly the Town of Basalt is seeking to conduct redesign and renovation in 2026, led by a talented and qualified team, as identified through this bid process.

As the next phase of the Financial Stability and Maintenance Asset Management Strategy, the Town is seeking written proposals from qualified design-build teams to both redesign and installation of the proposed improvements to Cliff's Hillside Park, including play elements, intentional and attractive landscape design, and upgraded passive features and amenities.

Proposals shall also consider oversight of the project from initial design through to completion, with the competency to construct and install the approved design. Proposals should include consideration of grading and drainage, landscaping, procurement of park amenities and features, and final installation.



Project teams should anticipate design direction from staff as well as the Parks, Open Space, and Trails (POST) Committee. The POST Committee is a citizen action board which provides direction for public projects relating to parks, recreation, trails, and open space.

The full scope of work is further detailed in this Request for Proposal (RFP).

PROJECT DESCRIPTION

The Town is seeking proposals to complete a redesign and eventual construction of site improvements to Cliff's Hillside Park. Cliff's Hillside Park is a 0.3-acre neighborhood park in Historic Basalt which includes a playground of approximately 500 square feet, a small swing-set, and several passive elements including a picnic table. The Town aims to reimagine the park's design alongside the replacement of the existing play structure.



Figure 1: Aerial, Perspective Imagery

To ensure clarity in the design and construction processes, and that improvements are implemented in a strategic fashion, a phased approach to the design and construction is proposed through this Request for Proposal (RFP). The RFP outlines two distinct phases, design and construction, respectively. A matrix for detailed cost estimates is provided for respondents, attached as Exhibit A.

Cliff's Hillside Park Renovation Project Phase I: Design

The first phase of the project will include both a conceptual and final design of the project. The project should be guided by the need for a creative and practical landscape design that includes spaces for a variety of users, integration of passive features and play structures, and inclusion of native landscape design which considers minimal irrigation demand. Community responses from the community outreach efforts are varied but should be considered during the design phase; these responses are included as Exhibit B to this RFP. Also attached to the RFP as Exhibit C is an existing conditions survey that was completed in the fall of 2025.

Cliff's Hillside Park Renovation Project Phase II: Construction

The second phase of the project will require implementing the final design approved in Phase I. It shall be the responsibility of the firm to conduct all project management requirements, including, management of fabrication of the play structures on schedule, oversight of the site preparation work, delivery and installation of park amenities and features, and management of all required subcontractors. The selected contractor shall be responsible through expiration of the warranty period and rectification of any concerns which arise during construction and installation including but not limited to defect, warranty of plant material, and warranty of playground equipment.

The Town of Basalt will coordinate removal and relocation, donation, resale, or disposal of the existing playground. Removal will be scheduled based on the selected team's timeline.

Further details on both Phase I and Phase II of the project are outlined below.

SCOPE OF WORK

The selected consultant will work with the Town on the development of a comprehensive design that addresses the goals outlined above. The following outlines the Town's proposed scope of work:

1. **Phase I – 30% Design: Cliff's Hillside Park Renovation Project.** Prepare preliminary (30%) design plans that include:
 - a. Preliminary landscaping drawings, including layout of key features sufficient for review and coordination with stakeholders including the POST Committee.
 - b. Conceptual engineered changes to the site which consider grading and drainage, erosion and slope retention, and accessibility for users.
 - c. Consideration of future operations and maintenance requirements of Town staff.
 - d. Preparation of a proposed schedule for fabrication and installation.
 - e. Two to three presentations of conceptual design to the POST Committee are required. The POST Committee meets twice a month, on the second and fourth Wednesdays of each month from 4-5pm via zoom
2. **Phase I – 90% Design: Cliff's Hillside Park Renovation Project.** Develop advanced (90%) design plans incorporating feedback from the 30% review.
 - a. Incorporation of all design comments provided by Town staff and the POST Committee.
 - b. Final civil engineering design,
 - c. Demonstration of the design's compliance with Americans with Disabilities Act (ADA) standards and playground safety standards.
 - d. Final irrigation design.
 - e. Final landscape design.
 - f. Presentation to POST
3. **Phase I – Final Construction Drawings and Specifications**
Prepare final construction documents for Phase I, including all necessary engineering drawings, specifications, and landscaping plans required for construction and installation.
4. **Phase II – Fabrication Coordination** – The selected contractor shall work with any required playground and/or park structure suppliers to ensure the structures are being fabricated as designed, and on schedule. The selected contractor shall also coordinate all deliveries of such equipment.

5. **Phase II – Construction and Installation** – The selected contractor shall be responsible for all site preparation, including adjustments to irrigation and grading, and the installation of any required safety surfacing and landscaping. The contractor shall also install the new park amenities and features equipment to meet the required safety standards.
6. **Phase II – Completion and Warranty** – The selected contractor shall be responsible for all close out documentation, including providing the Town with appropriate operations and maintenance requirements, and remain engaged with the **project** through the end of the warranty period.

Additional Services

Each task will include effective project management, which should include meeting regularly with the Town's Project Manager throughout each phase of the project, communicating and coordinating with relevant departments at the Town and other stakeholders, monitoring and proactively managing the project to stay within the contracted schedule and budget, and preparing and providing detailed monthly project invoices including a summary of work performed, percent of work complete, and percent of budget remaining.

GENERAL PROPOSAL REQUIREMENTS

Submitted proposals must follow the format outlined below. Proposals that do not adhere to this structure may be considered non-responsive.

1. **Introduction, Team Experience, and References** - Provide an introduction to your consultant team and summarize your understanding of the project. Include a minimum of three (3) and a maximum of five (5) examples of relevant experience with similar projects, with emphasis on public sector projects and/or work completed in Colorado. For each example, briefly describe the scope, key outcomes, and your team's role. Additionally, provide three (3) verifiable references from these or comparable projects, including name, title, organization, phone number, and email address.
2. **Project Approach, Scope of Services, and Schedule** - Describe your team's approach to delivering this project, including an overview of how you plan to manage scope, schedule, and coordination with stakeholders. Clearly outline the anticipated services required for successful completion, including any specialized expertise your team brings to the project. Include a proposed project schedule that outlines major milestones and deliverables, aligned with the phased design approach described in this RFP.
3. **Fee Proposal** - Complete and submit **Exhibit A – Cost of Services Matrix** detailing the proposed costs for each task or phase outlined in the Scope of Work. The cost proposal should reflect a clear understanding of the required services and include labor hours, rates, and any anticipated reimbursable expenses.

PROPOSAL PROCESS

A pre-proposal conference and following site visit will be held at 2:00PM, on January 20, 2026, in Town Council Chambers, Basalt Town Hall, 101 Midland Avenue, Basalt, CO 81621. Attendance at the pre-proposal conference is highly encouraged. This conference will be followed by a site visit.

Proposals are due before 2:00 PM MST, February 27, 2026, at which time the proposals will be opened and reviewed. The Town will accept emailed proposals or proposals submitted over the Bidnet Direct website, www.bidnetdirect.com. Emailed proposals should be sent to carlton.henry@basalt.net. Upon receipt of Proposals, Town of Basalt Staff will review and evaluate the proposals, conduct interviews if necessary, and award the work to the Consultant who provides the most responsive and responsible proposal, subject to final approval by Basalt Town Council.

PROCUREMENT TIMELINE

The Town of Basalt estimates the following procurement timeline and reserves the right to modify it at any time.

RFP Issued	January 7, 2026
Pre-Proposal Conference and Site Visit	January 20, 2026, at 2:00PM
RFP Questions Close	February 13, 2026, at 5:00 PM
RFP Questions Reply	February 20, 2026
Proposals Due	February 27, 2026, at 2:00 PM, MST
Interview Select Respondents	March 2-5, 2026
Council Action	March 24, 2026
Design Work	April-May, 2026
Installation	June-November, 2026

QUESTIONS

Questions may be submitted directly to Carlton Henry, Planner II, carlton.henry@basalt.net. Questions received, answers and other clarifications will be distributed to all Proposers via email.

PROPOSAL SUBMISSION AND FORMAT

The electronic submittal must be compiled into one single pdf file and should be reduced to less than 10MB file size. The title of the email should be "Cliff's Hillside Park Renovation."

Proposals must be received on or before the due date listed in the Procurement Timeline Section.

The Town cannot accept late or faxed proposals. Weather conditions often delay carrier package delivery. It is the responsibility of the proposer to allow sufficient time for package delivery and to verify that the proposal was received. Proposals received after the specified closing date may be returned unopened.

EVALUATION CRITERIA

The Town of Basalt reserves the right to select the proposal that, in its sole discretion, is determined to be in the best interest of the Town. Proposals will be evaluated based on the following criteria, which may be weighted as indicated but are not necessarily limited to these categories:

Team Experience and Capabilities - 35%

- Depth and relevant experience of the consultant team
- Qualifications and expertise of key personnel and project leads
- Demonstrated success on similar projects, particularly in Colorado and/or public sector work

Project Approach - 30%

- Demonstrated understanding of the project scope and objectives
- Alignment of the proposed approach with the Town's goals and priorities
- Clarity and feasibility of the proposed project schedule and methodology

Fee Proposal - 35%

- Overall cost-effectiveness of the proposal
- Clarity, completeness, and transparency of the cost breakdown as submitted in Exhibit A
- Alignment of proposed fees with scope of services and project requirements

INTERVIEWS

The Town of Basalt will interview top respondents to clarify proposals as deemed necessary. Notice will be provided when appropriate.

CONTRACT/LEGAL

1. THIS REQUEST FOR PROPOSAL (“RFP”) IS NOT A COMPETITIVE BID BASED ON PRICE ONLY. The request for proposal allows the Town to select the Proposer that best meets the needs of the Town, taking into consideration proposer qualifications, price, products, and service capabilities and other factors relevant to the Town’s policies, programs, administrative resources, and budget. Any deviations from the Town’s Procurement Policy contemplated by this RFP are subject to approval by Town Council.
2. This RFP has been published at the Town’s website at www.basalt.net. Any modifications to this RFP or addenda pertaining to this RFP will be published to the Town website, and all proposers are responsible to periodically check the Town website for relevant updates prior to the submittal of a proposal.
3. All participating proposers, by their signature, agree to comply with all of the terms, conditions, requirements, and instructions of this RFP as stated in this RFP. Should the Town omit anything from this document which is necessary to a clear understanding of the work, or should it appear that various instructions are in conflict, then the proposer shall contact the Town and secure written instructions from the Town Engineer at least 48 hours prior to the time and date of the scheduled opening of the proposals.
4. The Town reserves the right to:
 - a. Reject any and all proposals received as a result of this RFP;
 - b. Waive or decline to waive any informalities and any irregularities in any proposal or responses received;
 - c. Adopt all or any part of the proposer’s proposal;
 - d. Negotiate changes in the scope of work or services to be provided;
 - e. Withhold the award of contract.
 - f. Request additional information or clarification from proposal, or to allow correction of errors and omissions.
 - g. Select the proposer it deems to be most qualified to fulfill the needs of the Town. The proposer with the lowest priced proposal will not necessarily be the one most qualified, since a number of factors other than price are important in the determination of the most acceptable proposal.
5. All proposals must be signed by an authorized agent of the Proposer. Any Proposer submitting a signed proposal shall be deemed to have read and understood all of the terms, conditions and requirements of this RFP.
6. The Town shall not be liable for any costs incurred by the proposer in the preparation and production of the proposal, contract negotiations or for any work performed prior to the execution of a contract.
7. All proposals and other materials submitted shall become the property of the Town.
8. The successful proposer shall be required to enter into a written contract with the Town in a form approved by the Town’s Attorney. In the event of any conflict between this RFP and the contract, the terms and conditions of the contract shall control.

9. The Town reserves the right to conduct discussions with proposers, to accept revisions of proposals, and to negotiate price changes at the sole discretion of the Town. During this discussion period, the Town will not disclose any information regarding proposal submittals. The Town reserves the right to ask for the "Best and Final Offer." Upon the execution of the contract(s), the proposals will become public record and contents may be disclosed upon request subject to the conditions in Paragraph 17 below.
10. The successful proposer shall be required to indemnify and hold the Town and its agents and employees harmless from and against all suits or actions of any kind, including workers' compensation claims, brought against them for or on account of any damages or injuries received or sustained by any parties, by or from any acts of the successful proposer or its agents or employees in fulfilling its contractual duties to the Town.
11. The successful proposer shall have their insurance company send the Finance Director a currently in-force Certificate of Insurance which indicates that insurance coverage has been obtained, including professional liability, which meets the minimum requirements as are required by Colorado law for work performed by the proposer and other insurance requirements as may be set forth in the written contract with the Town.
12. The successful proposer shall comply with all applicable federal, state, and local laws, regulations, administrative rulings, and codes, and shall secure all necessary licenses and permits in connection with this RFP and any goods or services to be provided hereunder.
13. By submission of the proposal, the proposer certifies that the proposal has been arrived at independently and submitted without collusion with any other proposer, and that the contents of the proposal have not been communicated by the proposer, or to the proposer's best knowledge and belief, by any one of its employees or agents, to any person not an employee or agent of the proposer, and will not be communicated to any person prior to the official opening of the proposals.
14. The Town is exempt from sales, use, and excise taxes. Certification of tax exemption will be issued to the proposer upon request. Any appropriate taxes shall be shown as a separate item in the proposal.
15. Proposers may be requested by the Town to make oral presentations as part of the evaluation process.
16. The Town reserves the right to retain all proposals submitted unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Town and the firm selected.
17. Public Inspections of Proposals. The Town is a Colorado governmental entity. Therefore, all information included in proposals and other written information submitted by the proposer to the Town is subject to the provisions of the Colorado Open Records Act, Colorado Revised Statutes Sections 24-72-201, et seq. ("CORA"). Proposers should expect that the proposal may be viewed by the general public and competitors once submitted to the Town and opened by the Town. If proposer requests any restrictions on the use or inspection of material contained within the proposal, Proposer must:
 - a. Clearly identify and segregate any portion(s) of its proposal that it believes constitutes trade secrets, privileged information, and/or confidential commercial, financial, geological or geophysical data, which may not be subject to disclosure under CORA ("Confidential Information");

- b. Place a cover page on such segregated Confidential Information requesting that such Confidential Information be restricted from inspection under CORA; and
- c. State with such request, on the cover page, the statutory basis for the request under CORA.

Neither a proposal, in its entirety, nor proposal price information will be considered Confidential Information. Any information that will be included in any resulting contract cannot be considered Confidential Information. Co-mingling of Confidential Information with information that is not Confidential Information is not acceptable.

If Proposer fails to satisfy (a) through (c) set forth above, the Town may treat the entire proposal as a public record available for inspection by the public under CORA. However, if Proposer satisfies (a) through (c), the Town intends to redact or withhold such identified and segregated material in response to a CORA request to the extent it determines such proposal materials may be withheld. If the Town is subject to a legal challenge (e.g., mediation, litigation) as a result of the redaction or withholding of such Confidential Information, Proposer shall be responsible to enter into an agreement with the Town to cover all Town costs incurred, including penalties that may be imposed by a judge, to defend its CORA response, with the Town retaining full discretion on how to defend and to what extent. If Proposer fails to enter into such agreement, it shall be discretionary with the Town whether to defend the legal challenge.

- 18. No Waiver of Governmental Immunity. Nothing in this RFP or any resulting agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the Town, its officials, employees, contractors, or agents, or any other person acting on behalf of the Town and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10 of the Colorado Revised Statutes.
- 19. The selected Proposer will be required to execute and perform work subject to either a Town of Basalt Professional Services Agreement, AIA Form of Agreement, or other agreement as determined by the Town Attorney.

CONFIDENTIALITY

Pursuant to the Colorado Open Records Act, C.R.S. Section 24-72-200.1 (CORA), any and all of the documents that are submitted to the Town of Basalt may be deemed public records subject to examination and inspection by third parties. The Town of Basalt reserves the right, at its sole discretion, to release for inspection or copying any document, plan, specification, proposal or other writing submitted pursuant to this request.

ATTACHMENTS

- Exhibit A – Cost of Professional Services Matrix
- Exhibit B - Cliff's Hillside Community Outreach Survey
- Exhibit C – 2025 Existing Conditions Survey

Exhibit A

Cliff's Hillside Park Renovation Project Cost of Services Matrix

Task	Cost for Services	Reimbursables	Subtotal
Phase I – 30% Design			
Phase I – 90% Design			
Phase I – Final CDs and Specifications			
Phase II – Construction and Installation			
Phase II – Completion and Warranty			
Misc.			
		Total	



Cliff's Hillside Park Outreach Report September 2025

Overview

POST requested staff to conduct outreach on the replacement of playground equipment at Cliff's Hillside Park with neighbors and park users. The engagement presented an opportunity to ask a few other general improvement questions about the park to help inform the Town of community preferences as staff work toward replacement and upgrades.

On August 1, 2025 a [Let's Talk Basalt](#) online engagement page was published with background about the project in English and Spanish along with surveys in both languages. There was also an open house for the neighborhood at the park on Wednesday, August 27 from 4- 6 p.m. where people could provide in-person feedback and ask questions.

The survey and open house were promoted on the Town's Facebook page, in advertisements in the *Aspen Daily News*, and through flyers in English and Spanish distributed door-to-door in the Homestead Avenue area neighborhood.

A total of 56 people visited the Let's Talk Basalt Cliff's Hillside Park page, 19 people responded to the English survey and 1 responded to the Spanish survey.

Approximately 15 people attended the open house on August 27.

Summary of Feedback

Online and in-person feedback was positive toward the concept of upgrades at the park. People also understood the scope of the project and were not requesting major changes or expensive upgrades. In general, respondents visit the playground with kids and/or bring their dog. There was a strong preference for a shade structure and more seating options, with one-third of the survey respondents looking for a water filling station, a neighborhood garden and some public art. Another amenity suggested at the open house was more or bigger bike racks.

Monkey bars were the most commonly requested playground feature followed by slides, swings, and a climbing structure. The dog owners wanted to see more space dedicated to dog play.

Safety was important to visitors as was having the park feel natural. People wanted to see the fun factor improved but wanted to maintain the down-to-earth neighborhood feel without overbuilding. One commenter said they wanted it to be interesting.

Open house attendees and some online feedback centered around more regular maintenance and clean-up of the park.

Let's Talk Basalt Page Text

Cliff's Hillside Park on W. Homestead Drive is a beloved park in historic downtown Basalt with a fun history. The current play structure was gifted to the Town by tennis champion Martina Navratilova.

The structure has been well utilized for many years and has reached the end of its useful life. The park is ranked as a priority for improvements to address ADA access, safety, and general improvements as shown in the 2024 Asset Management report commissioned by the Town. Because the park is an important aspect of the neighborhood and because the users of the park are important stakeholders in the potential changes, the Town of Basalt is eager to hear from you about how you use the park and what changes you would like to see.

The Town has a limited budget for improvements, and the goal is to create a space which meets the needs for all those who frequently visit the park, while improving safety.

The Town of Basalt is eager to hear from you about how you use the park and what changes you would like to see. The Town has a limited budget for improvements, and the goal is to create a space which meets the needs for all those who frequently visit the park, while improving safety.

Let's Talk Basalt Visitors



Total visits mean number of people that visited the general website between August 1 and September 4, 2025. Aware means 56 people visited Cliff's Hillside Park page, and 29 people clicked on a photo or answered a survey or clicked another page on Let's Talk Basalt. Engaged means the number of people who answered the survey (in English).

Open House Comments

- Keep it like it is besides new play equipment
- Rocks were a safety concern when kids were little
- More seating that is sturdy and moveable
- I don't see people using BBQ
- We love shade
- Climbing wall
- I like the natural environment and Arbaney doesn't feel like that
- Improve seating but don't go overboard
- Beautification of Sopris and Tucker intersection
- Rope Swing
- Community flower beds and garden
- I like swings, I like to climb, I like the disc swing at Arbaney
- We had an epic Easter egg hunt here
- Shade
- More regular maintenance
- We bring our dog here and like the openness
- Keep it grassy so you can run around
- Bike racks
- Big slide that mixes with climbing wall like in Anthem community park in Arizona
- Make it so you don't whack your head on the equipment



Let's Talk Basalt Survey Results in English and Spanish

The Spanish survey respondent visits the park at least once a week and would like to see shade, a BBQ area, more seating and better lighting. The person said, "My dream is for it to be an active park where our children feel the desire to go and play, not feel bored."

Cliff's Hillside Park Survey

SURVEY RESPONSE REPORT

19 April 2019 - 03 September 2025

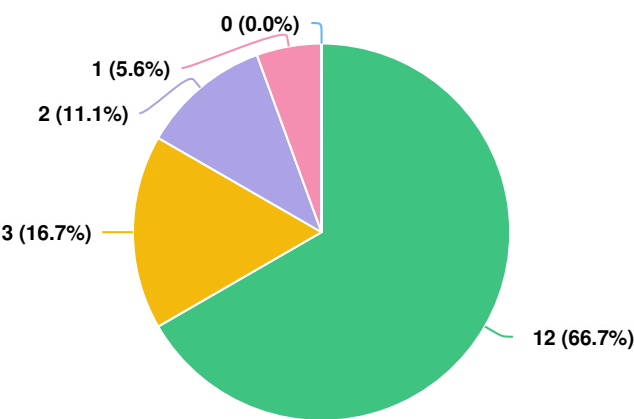
PROJECT NAME:

Cliff's Hillside Park



SURVEY QUESTIONS

Q1 | How often do you visit Cliff's Hillside Park?

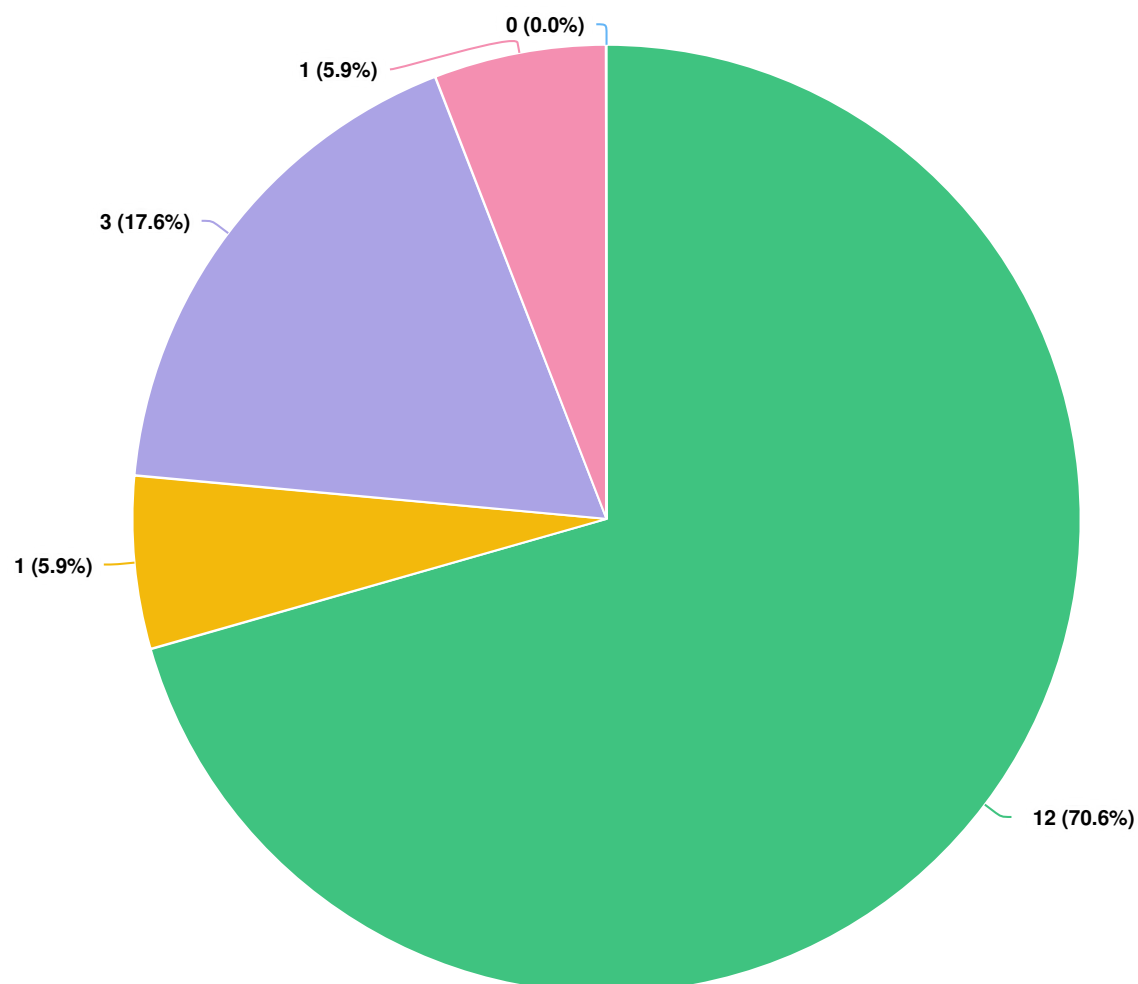


Question options

- At least once a week
- Once a month
- Twice a year
- Never
- Once a season

Optional question (18 response(s), 1 skipped)
Question type: Radio Button Question

Q2 | If you visit Cliff's Hillside Park, how do you use the park? (Check all that apply)

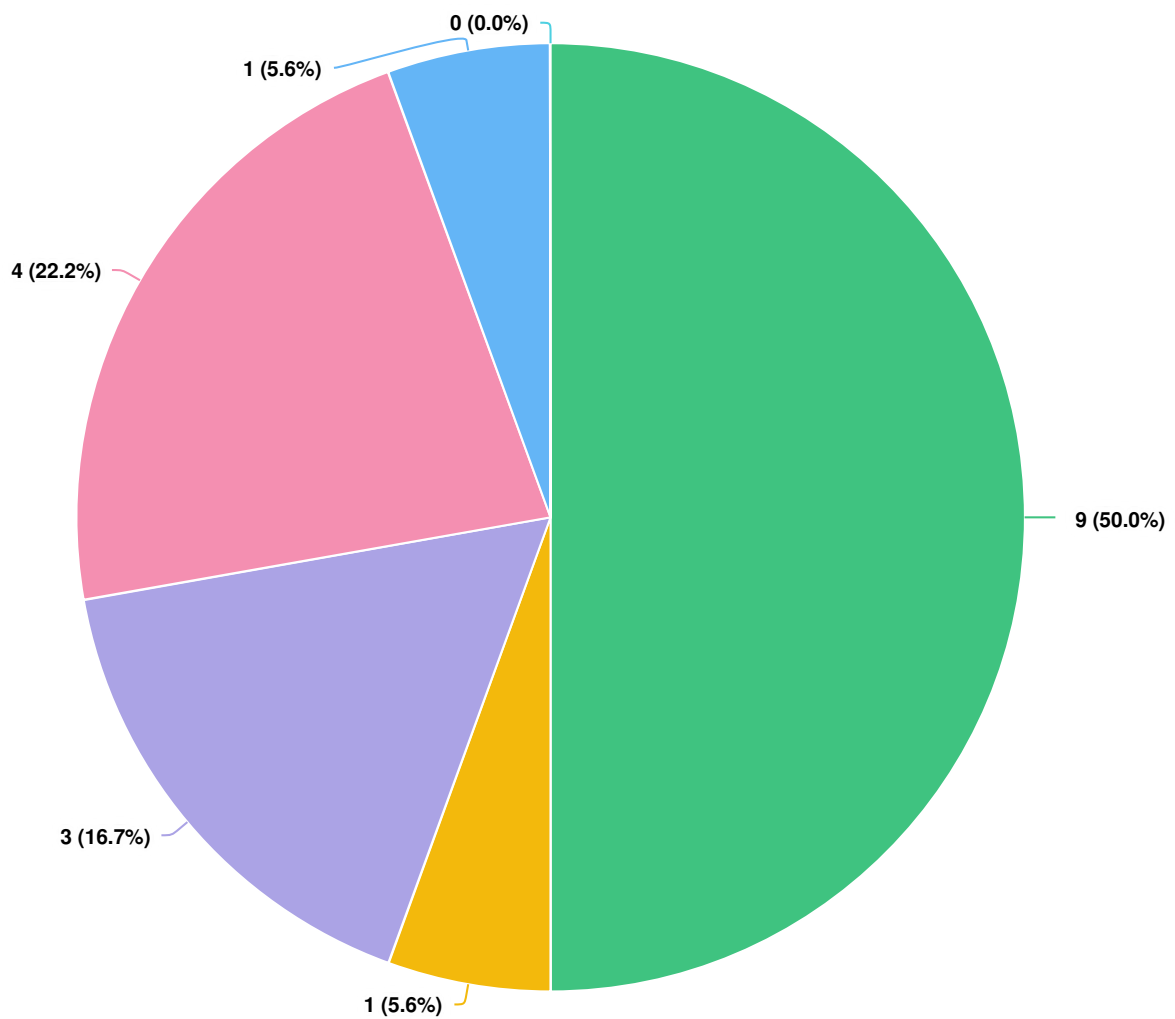


Question options

- ☒ I visit with children who play there
- ☐ I visit alone and enjoy the setting
- ☐ I visit with my dog
- ☐ Other (please specify)
- ☐ I don't visit the park

Optional question (17 response(s), 2 skipped)
Question type: Radio Button Question

Q3 If there was a modern play structure, would you visit the park with children?



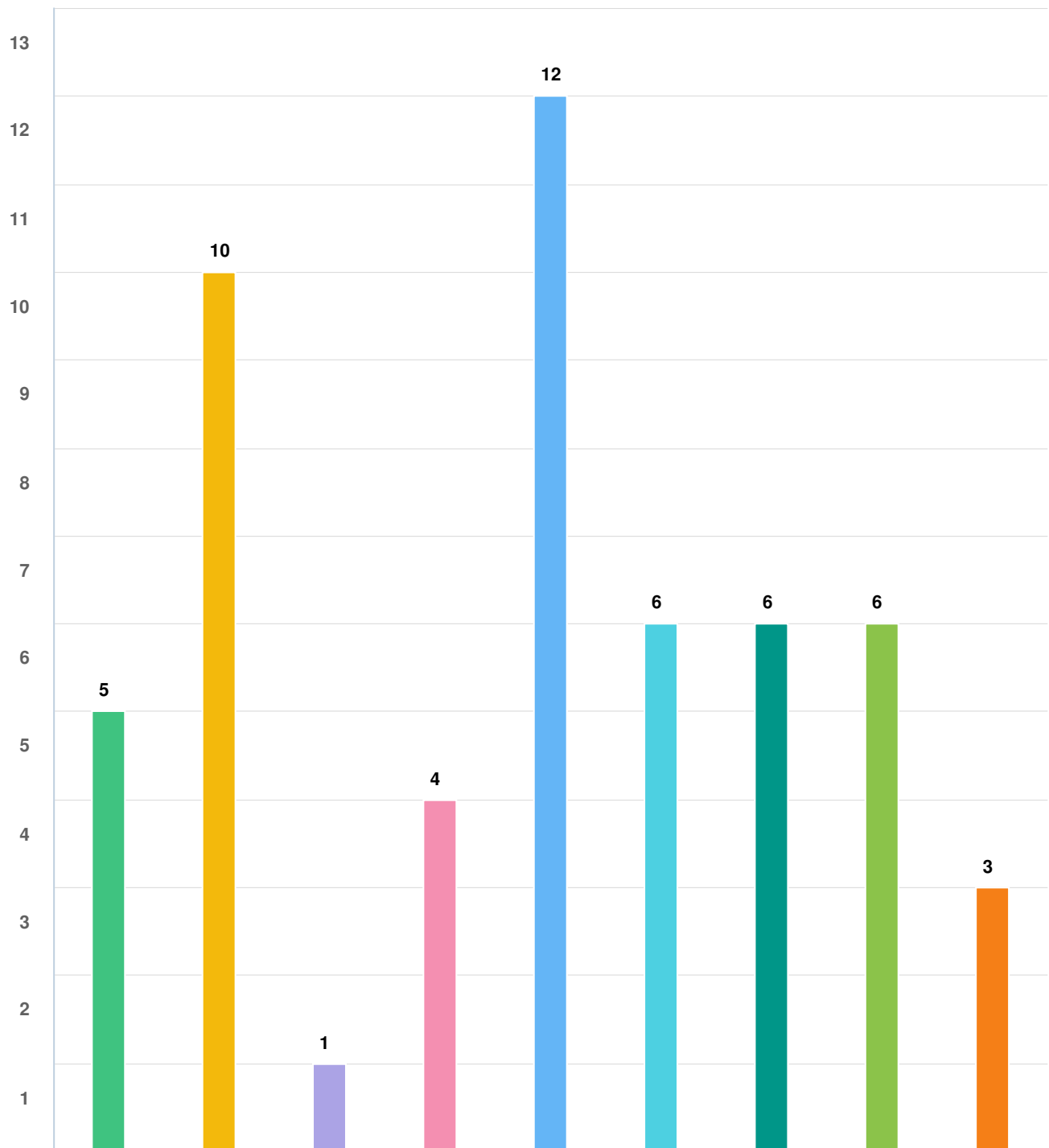
Question options

Yes – weekly Yes- monthly No Not Sure Other (please specify) Yes - quarterly

Optional question (18 response(s), 1 skipped)

Question type: Radio Button Question

Q4 If there was available budget, would you like to see in addition to a new play structure...
(check all that apply)



Question options

- ☐ A picnic and BBQ area ☐ More seating ☐ Improved lighting ☐ A dog area ☐ A shade structure
☐ A water bottle filling station ☐ Neighborhood garden ☐ Public art ☐ Other (please specify)

Optional question (19 response(s), 0 skipped)

Question type: Checkbox Question

Q5 | Is there a play element (i.e. slide, climbing wall, monkey bars) that you'd like to see incorporated in the improvements to the park? Feel free to list as many as you'd like.

Anonymous

8/12/2025 02:55 PM

Monkey bars.baby swing and slide.

Anonymous

8/13/2025 02:18 PM

Climbing wall , monkey bar house , monkey bars , more slides

Anonymous

8/13/2025 03:09 PM

Monkey bars and climbing wall, overall like other park games that have like little houses and other games

Anonymous

8/13/2025 06:06 PM

Monkey bar

Anonymous

8/15/2025 08:00 AM

Slide, swing

Anonymous

8/16/2025 03:24 PM

I will leave that up to the others with young children.

Anonymous

8/19/2025 06:30 AM

Climbing wall would be nice. The play set at crown mtn is nice.

Anonymous

8/28/2025 02:22 PM

my daughter wants monkey bars

Anonymous

8/30/2025 12:32 PM

Play structure

Anonymous

8/30/2025 02:28 PM

Multiple structures (spread out) with slides, swings, tunnels

Anonymous

8/31/2025 07:18 AM

Slide, natural balance elements, rock climbing structures. I think "natural playground" features. Small in keeping with the footprint of the park.

Optional question (11 response(s), 8 skipped)

Question type: Essay Question

Q6 | What is your dream for Cliff's Hillside Park?

Anonymous

8/12/2025 02:55 PM

to improve safety and a fun experience for the kiddos that live on Homestead dr.including me

Anonymous

8/13/2025 02:18 PM

For it to be bigger and have more fun activities

Anonymous

8/13/2025 03:09 PM

That's more fun and has more stuff to play

Anonymous

8/13/2025 06:35 PM

A neighborhood garden and park, not over designed, that has quiet spaces for people to get away from the noise of downtown. Shade and places to sit would be nice.Without a list of things you can't do in it.

Anonymous

8/15/2025 08:00 AM

Awesome play structure for kids and a picnic area!

Anonymous

8/15/2025 08:33 AM

How about a full on dog park...and keep arbaney for play for kids

Anonymous

8/15/2025 01:35 PM

Keep its small quiet character, add minimal amenities.

Anonymous

8/16/2025 03:24 PM

I visit every day with my dog, and I drive by several times a day since I live on Homestead Dr. I rarely see children playing in the park. I would like the upper section to be converted into a dog park. The lower section would be for the kiddos, with a newer type of play station.

Anonymous

8/19/2025 06:30 AM

I like it right now lots of beauty and nooks and crannies.

Anonymous

8/24/2025 06:59 PM

Kid friendly park and hangout space!

Anonymous

8/28/2025 02:22 PM

A small park that feels safe with interesting equipment to spart the imagination

Anonymous

8/30/2025 12:32 PM

Keep it a pocket playground

Anonymous

8/31/2025 07:18 AM

That it's a safe place to come and let the kids play that can find different ways to play with elements provided

Optional question (13 response(s), 6 skipped)

Question type: Essay Question

Q7 | Do you have anything else you'd like to share about Cliff's Hillside Park in general or how you use the park?

Anonymous

8/13/2025 02:18 PM

Nope that's all !

Anonymous

8/13/2025 03:09 PM

There's always snakes around

Anonymous

8/15/2025 08:33 AM

we walk down there once every morning with our two dogs and sniff and play ..and always pick up our mess..as well we pick up others dogs messes too. Would love to see the whole are designated to dogs..I know it is not that big but could be adequate for off leash socializing.

Anonymous

8/15/2025 01:35 PM

When my son was young, we used the park frequently and loved its small quiet character. It would be great to have a few amenities. Though pls don't overdo it. I'd rather see the \$\$ go toward the park on 7-11 bridge, which is in great need of improvement and has tremendous usage. The signs explaining its revamping have been up for a long time! Now school is starting....

Anonymous

8/16/2025 03:24 PM

As I look around the Hillside neighborhood, I see very few homes with young children. We have some, but they are in the minority. Since it is mostly adults living in these homes, and most of the people have dogs, I do believe a dog park would be a welcome addition. Parking is an issue on Homestead Dr, so I would like to see additional angled parking spots added. I do think there is room for those parking spots, and still have plenty of room for the dog park.

Anonymous

By far the highest priority for me is to be able to safely walk on West

8/18/2025 07:12 AM

Homestead to/from the park. There is no sidewalk. Lots of cars and trucks drive way too fast on Homestead using it as route to get to/from the Frying Pan and the elementary/middle school campus. Please focus on walking safety on West Homestead.

Anonymous

8/19/2025 06:30 AM

Mainly I'd like for you to focus on making the general area look nicer. The corner below the park at homestead and sopris is ugly and should be weeded and maintained to at least make it look presentable.

Anonymous

8/28/2025 02:22 PM

would love to see public art in this space

Anonymous

8/31/2025 07:18 AM

My kids call it "bear poop park" because there is so much bear poop scattered everywhere. It's not exactly inviting play environment because of the poop but also I don't want my kids to be in those close quarters when the bear comes to visit. I think any improvements should also consider bear mitigation.

Optional question (9 response(s), 10 skipped)

Question type: Essay Question

Encuesta sobre el Parque Cliff's Hillside

SURVEY RESPONSE REPORT

19 April 2019 - 03 September 2025

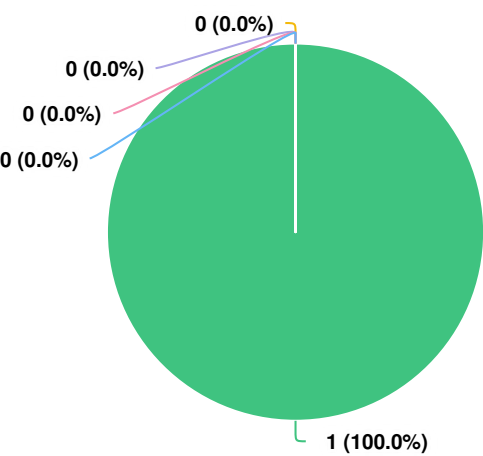
PROJECT NAME:

Cliff's Hillside Park



SURVEY QUESTIONS

Q1 ¿Con qué frecuencia visita usted el Parque Cliff’s Hillside?

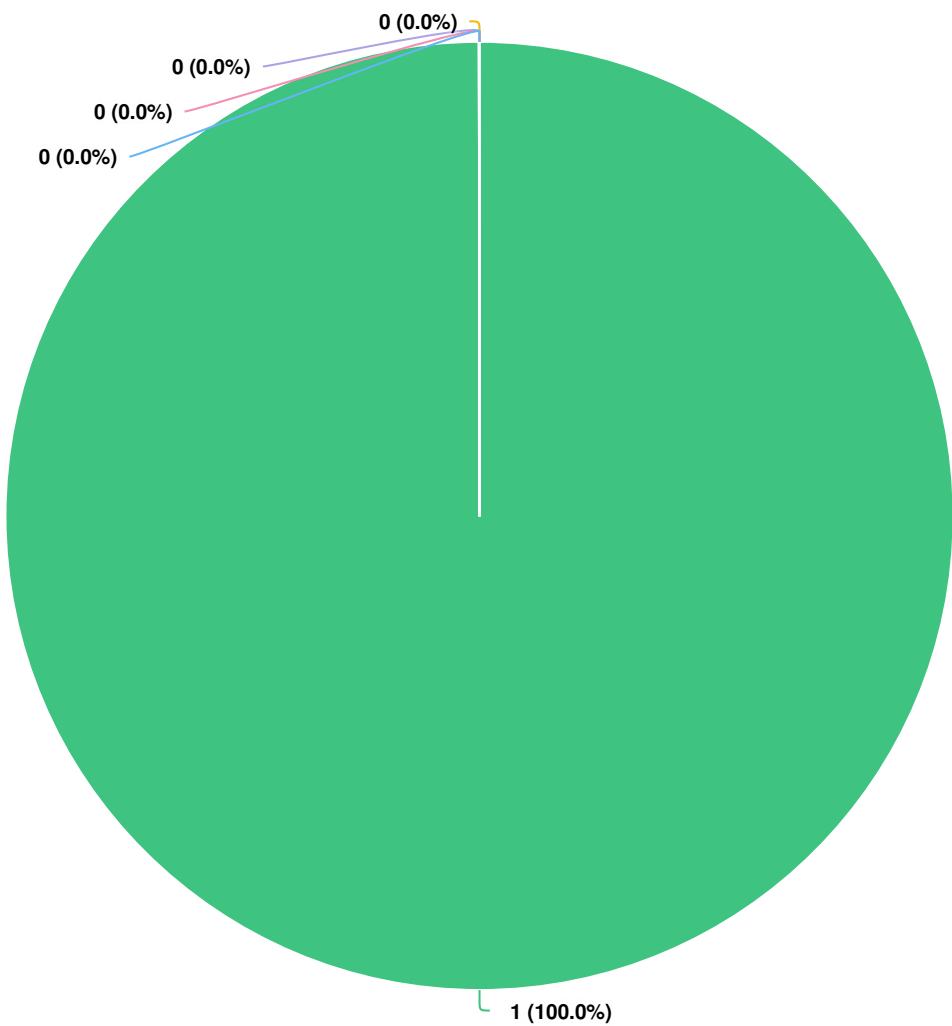


Question options

- Al menos una vez a la semana Una vez al mes Una vez por temporada Dos veces al año Nunca

Optional question (1 response(s), 0 skipped)
Question type: Radio Button Question

Q2 Si visita el Parque Cliff’s Hillside, ¿cómo lo usa? (Marque todas las opciones que correspondan)

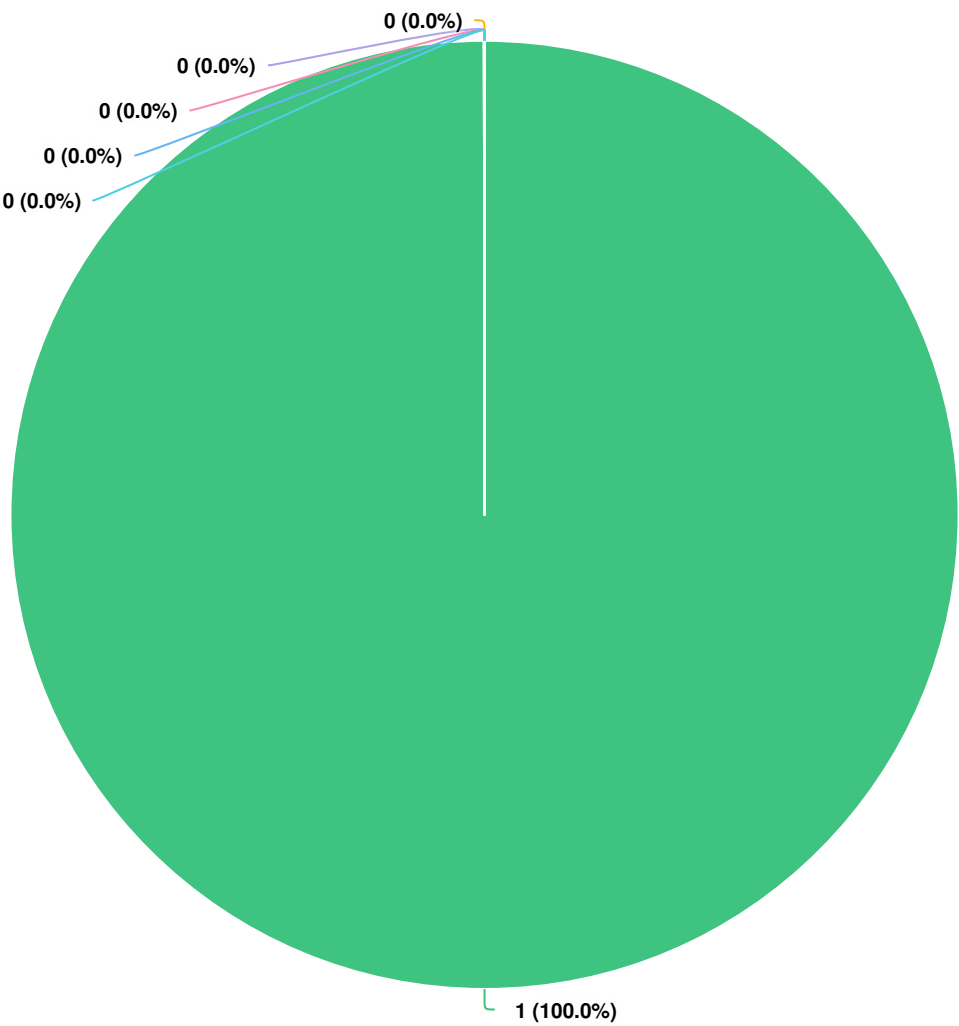


Question options

- Lo visito solo y disfruto del entorno
- Lo visito con niños que juegan allí
- Lo visito con mi perro
- No visito el parque
- Otro (rellene el espacio en blanco)

Optional question (1 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Si hubiera una estructura de juegos moderna, ¿visitaría el parque con niños?

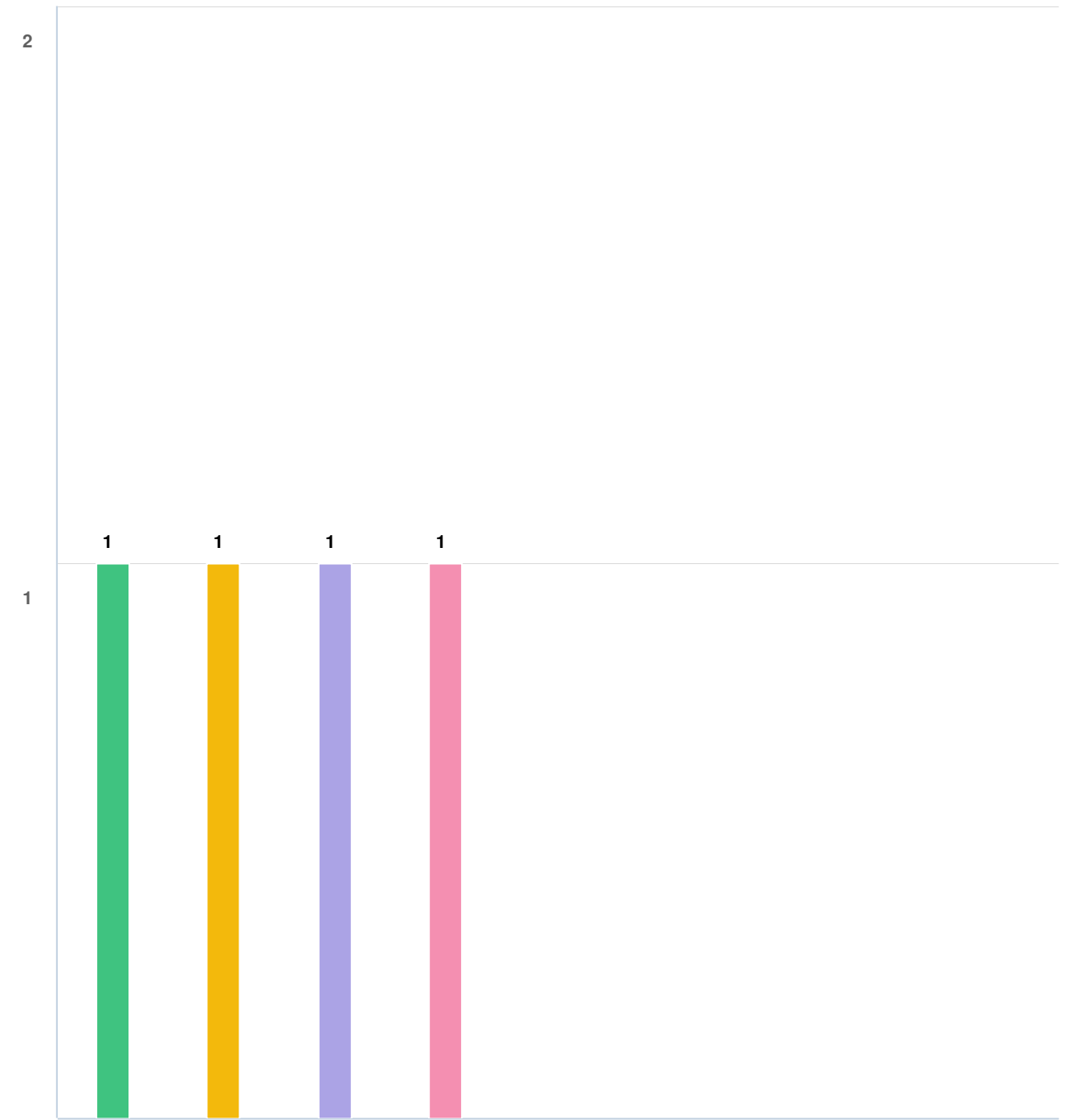


Question options

- Sí, semanalmente
- Sí, mensualmente
- Sí, trimestralmente
- No
- No estoy seguro
- Otro (rellene el espacio en blanco)

Optional question (1 response(s), 0 skipped)
Question type: Radio Button Question

Q4 Si hubiera presupuesto disponible, ¿le gustaría ver, además de una nueva estructura de juegos...? (Marque todas las opciones que correspondan)



Question options

- Un área de picnic y barbacoas
- Más asientos
- Mejorar la Iluminación
- Una estructura de sombra
- Un área para perros
- Una estación para llenar de botellas de agua
- Jardín del vecindario
- Arte pública
- Otro (rellene el espacio en blanco)

Optional question (1 response(s), 0 skipped)
Question type: Checkbox Question

Q6 | . ¿Cuál es su sueño para el Parque Cliff's Hillside?

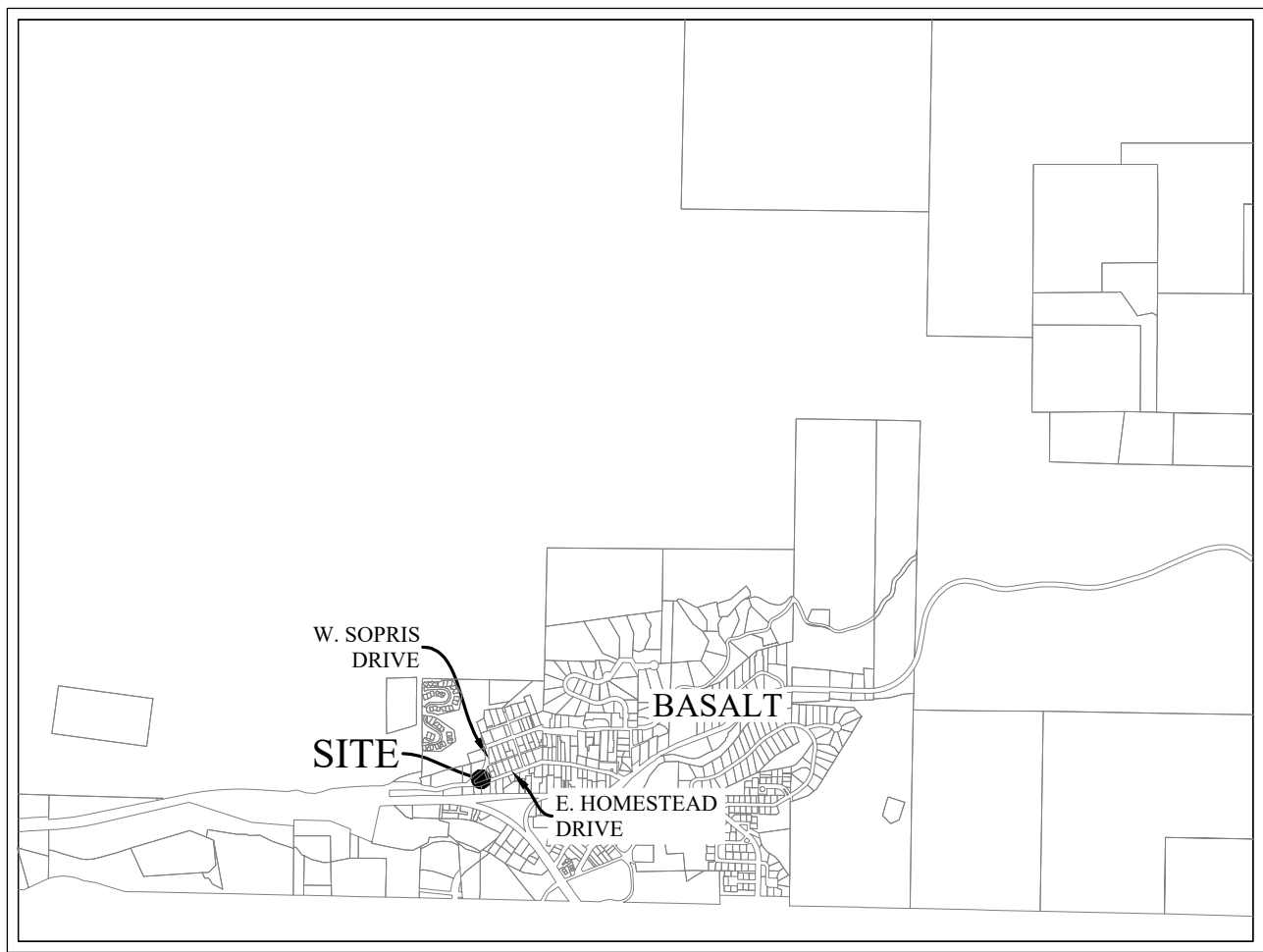
Anonymous

8/14/2025 05:27 AM

Mi sueño es que sea un parque activo que nuestros niños sientan el deseo de ir a jugar q no lo sientan aburrido

Optional question (1 response(s), 0 skipped)

Question type: Essay Question



VICINITY MAP
SCALE: 1 Inch = 2000 Feet

EXISTING CONDITIONS MAP

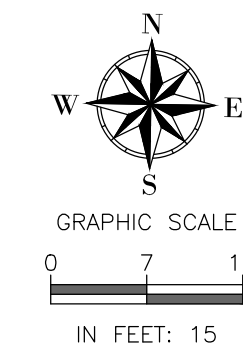
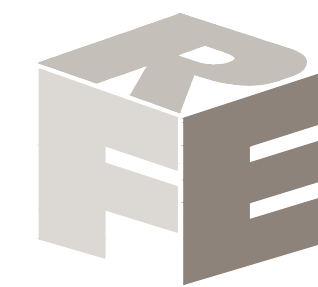
CLIFF'S HILLSIDE PARK, TOWN OF BASALT

SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH P.M.

COUNTY OF EAGLE, STATE OF COLORADO

PARCEL NO.'S 2467-074-00-101 & 2467-074-00-046

Exhibit C



ROARING FORK
ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFE@GIZ | (970) 340-4130

Revision	Date	By

EXISTING CONDITIONS MAP
CLIFF'S HILLSIDE PARK
EAGLE COUNTY, COLORADO

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONT. BOX
- IRRIGATION CONT. VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- SIGN - SINGLE POLE

- CONCRETE
- GRAVEL
- ASPHALT PAVING

TYPICAL TREE SIZE LABELS
INDICATES ONE TREE, 8" TRUNK (DBH)

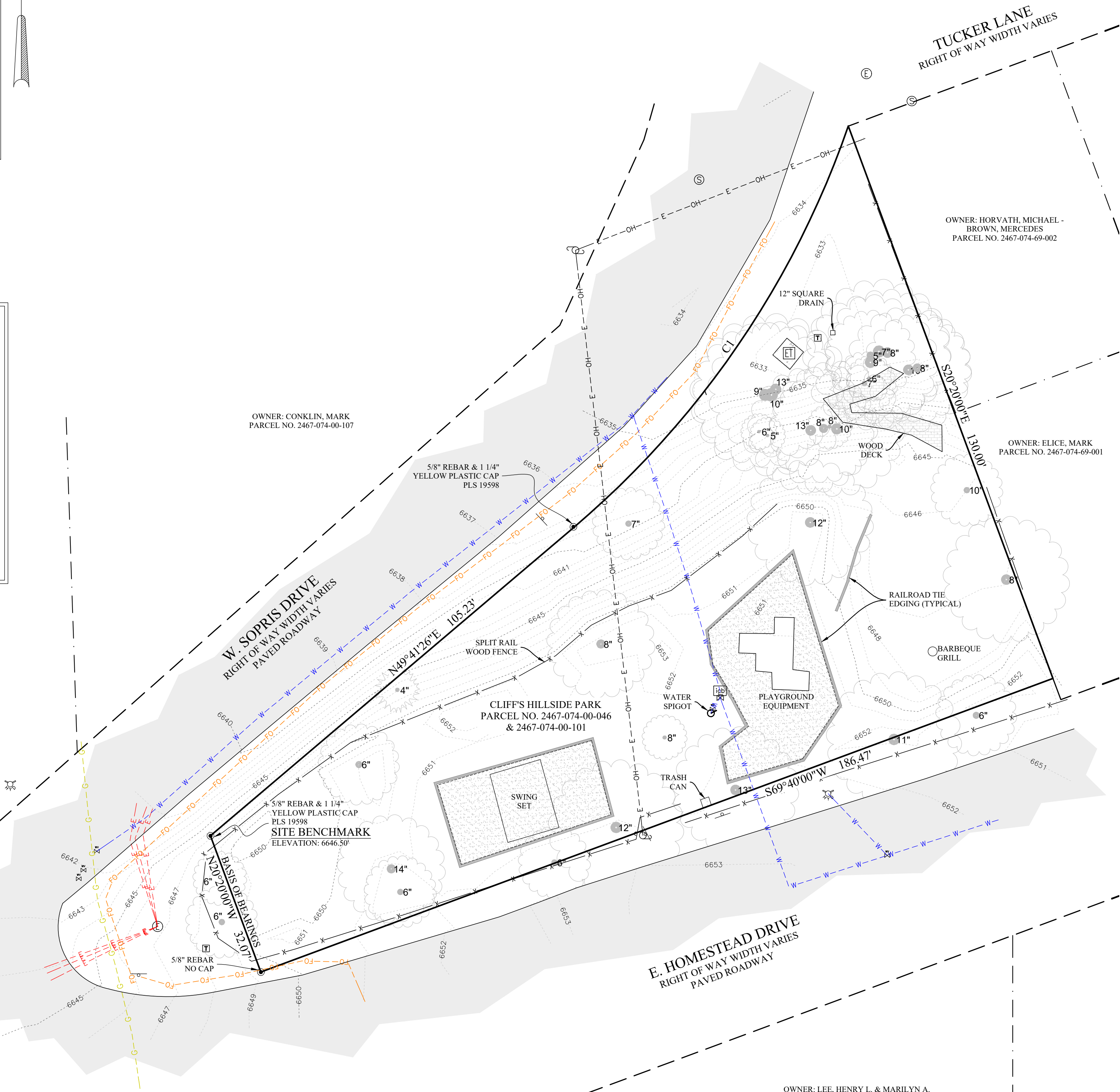
DECIDUOUS TREE

TYPICAL TREE SIZE LABELS
INDICATES ONE TREE, 10" TRUNK (DBH)

CONIFEROUS TREE

- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- FENCELINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	108.58'	203.10	30°37'50"	N34°22'31"E	107.29



NOTES:

- BASIS OF BEARINGS: N20°20'00"W, BETWEEN NORTHWEST CORNER AND SOUTHWEST CORNER OF CLIFF'S HILLSIDE PARK, BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
- THIS MAP HAS BEEN PREPARED PURSUANT TO CLIENT REQUEST FOR AN EXISTING CONDITIONS MAP.
- DATE OF FIELD SURVEY: NOVEMBER 11, 2025
- UNITS OF LINEAR MEASUREMENTS ARE DISPLAYED IN US SURVEY FEET.
- CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE WESTERN COLORADO RTVRN GPS NETWORK (NORTH AMERICAN VERTICAL DATUM OF 1988) YIELDING AN ONSITE ELEVATION OF 6646.50' AT THE NORTHWEST CORNER OF CLIFF'S HILLSIDE PARK AS SHOWN HEREON.
- ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THIS DOCUMENT AFTER IT LEAVES OUR POSSESSION. ANY COPY, FACSIMILE, ETC., OF THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL SIGNED, SEALED AND DATED DOCUMENT TO INSURE THE ACCURACY OF THE INFORMATION SHOWN ON ANY SUCH COPY, AND TO INSURE THAT NO SUCH CHANGES HAVE BEEN MADE.
- ANY SUBSURFACE UTILITIES NOT SHOWN, WERE NOT MARKED BY APPROPRIATE UTILITY COMPANIES AT THE TIME OF THIS SURVEY AND THEREFORE MAY NOT BE SHOWN HEREON. UNDERGROUND UTILITIES LOCATES HAVE BEEN MARKED BY COLORADO 811. ONLY PAINT MARKS AND UTILITY PIN FLAGS ON THE GROUND SURFACE WERE SURVEYED BY ROARING FORK ENGINEERING AS PART OF THIS SURVEY. CLIENT/CONTRACTOR MUST CONTACT SPECIFIC UTILITY COMPANIES TO VERIFY BOTH THE LOCATION AND DEPTH OF RESPECTIVE UTILITIES. ADDITIONAL SURVEYING WORK MAY BE REQUIRED TO SHOW ANY SUCH SUBSURFACE UTILITY LOCATIONS ON THIS DRAWING. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR PROTECTION OF SUBSURFACE UTILITIES NOT MARKED ON THE GROUND AT THE TIME OF THIS SURVEY.
- PROPERTY DESCRIPTIONS SHOWN HEREON ARE BASED ON MABLE'S SUBDIVISION RECORDED MARCH 31, 2017 AS RECEPTION NO. 201705568; BARGAIN AND SALE DEED RECORDED NOVEMBER 9, 1988 AS RECEPTION NO. 390816; QUIT CLAIM DEED RECORDED JANUARY 22, 1990 AS RECEPTION NO. 417771.
- FENCES SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
- THIS EXISTING CONDITIONS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT OR EASEMENTS THAT MAY ENCUMBER THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY ROARING FORK ENGINEERING.

SURVEYOR'S CERTIFICATE:

I, KYLE J. TESKY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP OF EXISTING CONDITIONS WAS PREPARED ON NOVEMBER 18, 2025, FROM A SURVEY PERFORMED ON NOVEMBER 11, 2025, UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT BOTH THE SURVEY AND MAP ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE ERROR OF BOUNDARY CLOSURE SHOWN HEREON IS BETTER THAN 1:15,000.

KYLE J. TESKY
COLORADO PLS #38521
FOR, AND ON BEHALF OF
ROARING FORK ENGINEERING



SURVEYED	DRAWN
EB	KJT
PROJECT NUMBER 2023-007	
DATE NOVEMBER 18, 2025	
SHEET NO.	

1 OF 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

C:\USERS\VALETSKY\DRAWING - ROARING FORK ENGINEERING\PROJECT\2023\07 - TOWN OF BASALT\17 - CLIFF'S HILLSIDE PARK\13-SURVEY\DWG\CLIFFS HILLSIDE PARK-EXISTING.MXD Printed: 11/19/2025 4:21 PM By: Kyle Tesky