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Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

October 5, 2023
12:00 PM

Call to Order

Approval of Minutes

Approve minutes from the September Meeting

Regular Agenda Topics

Supervisor Presentation - Emily Krause

Tennis and Pickleball Expansion Update

Orchard Mesa Recreational Amenity Report

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

November 2, 2023

Parks and Recreation Advisory Board Minutes
Regular Meeting – September 7, 2023

Meeting Location:	Hospitality Suite – Lincoln Park Stadium

Roll Call

Board Members Present:	Cindy Enos-Martinez William Findlay Kyle Gardner Lilly Grisafi Gary Schroen Austin Solko Nancy Strippel Lisa Whalin Byron Wiehe
Board Members Absent:	Abe Herman Cody Kennedy, alternate
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Emily Krause, Recreation Superintendent Allison Little, Administrative Specialist
Guests Present:	Jayme Chiaro – Principal, Chipeta Elementary Eddie Mort – Director of Maintenance, Grounds and Operations (SD51)

Meeting called to order by Lisa Whalin at 12:01 p.m.
Bill Findlay made a motion to approve the minutes of the July meeting of the Parks and Recreation Advisory Board. The motion was seconded by Byron Wiehe and approved unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Chipeta Playground CHF Grant

Ken Sherbenou introduced Jayme Chiaro, Principal at Chipeta Elementary. Principal Chiaro talked with the board about Chipeta Elementary. The school boundaries cover a large area from North Avenue to the river. 67% of the students receive free or reduced lunch. Chipeta is a Title School. Their population is fairly diverse for Grand Junction and, of course, Chipeta has an intergovernmental agreement with the City of Grand Junction. The grass is situated on the north side of the building so it holds the ice and snow in the winter and is extra hot in the summer. City staff re-seeds the area annually, but between the weather and regular use by the kids, the grass is already decimated by the end of fall.

The school has applied for a grant to replace the grass with artificial turf. Though they were not awarded the funds for replacement, they were awarded a planning grant to encourage a grass roots effort for planning improvements. The school has been working on engagement since January 2023 with school families, using the survey data from the first grant application, and Parks and Recreation camp kids who use the playground over the summer in anticipation of applying for a new grant in February 2024. The school has retained a professional group who is working on building three models of potential re-imaginings of a playground and smaller turf area. At the end of this school semester those ideas will be narrowed down with further engagement with the school community in time to complete and submit the application.

The Colorado Health Foundation is leery of being known as the "playground granters" and are really focused on equity, so that is an area where Chipeta has concentrated their efforts. Additionally, because Chipeta is an IGA school, any support PRAB could lend will be helpful with the grant application. Cindy Enos Martinez made a motion that PRAB write a letter of support for the grant application that Chipeta is submitting to the Colorado Health Foundation. The motion was seconded by Byron Wiehe and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Emerson Skate Park Design and GOCO Grant

Ken Sherbenou shared an update on the Emerson Skate Park design. Staff worked with Team Pain to come up with a concept, hold public meetings, gather input from the skate community as well as work with a landscape architect to come up with a plan that preserves all the healthy mature trees identified by the City Forester. Team Pain held two formal public meetings and also engaged with the skate community outside of those meetings in an effort to make sure this design really has been lead by the skate community.

The plan includes a street course, as well as an intermediate and a more advanced bowl that's eight to ten feet deep. The plan includes angled parking along 10th street that continues the bike lane in front of the parking. A permanent restroom structure is not part of the design. Brick and mortar restrooms are currently problematic in terms of maintenance and vandalism. The department is moving towards porta potties inside enclosures (similar to what has been installed at Pine Ridge) to combat vandalism.

The estimate is about $2.8M to build including energy efficient LED lighting from MUSCO. Staff plan to approach GOCO for a $500,000 grant in the November cycle which would be about 20% of the project cost. Though we are early in the budget process, the other 80% is currently proposed in the 2024 budget. Building this skate park is a high priority for the department for serving the skate community, for activating Emerson park, and for driving positive utilization of that park.

Board members wondered how staff plan to combat graffiti. Emily Krause shared with the board that the current skate parks are being tagged due to age and quality but a Team Pain skate park will not get tagged. Team Pain skate parks become a tourism driver and have a following of

folks who will travel just to skate all the Team Pain parks. Board members wondered if leaves would be a hazard. The design of the elements keeps a good distance so that leaves shouldn't drop directly in the elements, but there will be some maintenance required to remove leaves that blow in to bowls or other elements.

Austin Solko made a motion that PRAB support this project for inclusion in the 2024 budget as well as write a letter of support for the grant application for funding by GOCO. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Officer Elections

The bylaws allow for serving two consecutive years as chair. Lilly Grisafi nominated Lisa Whalin to continue serving as Chair. The nomination was seconded by Austin Solko.

Gary Schroen nominated Lilly Grisafi to continue serving as Vice Chair. The nomination was seconded by Byron Wiehe.

Both nominations were voted on and carried unanimously.

Motions by the Parks and Recreation Advisory Board: Yes 9 No 0

Dos Rios Updates

Ken Sherbenou shared an update on the splash park at Dos Rios. Construction will be completed in 2023/2024 with a completion goal of early next year so that it can be opened once we have warmer weather. When completed it will be five times the size of the Lincoln Park Splash Pad and will mimic a river. Board members wondered what would happen with the splash pad during colder months. Staff anticipates this area will be a place where people want to hang out even when there isn't water running down the feature. The features will be at grade so there are less opportunities to vandalize jets. There is $26,000 in the budget for staff installed landscaping around the feature.

Across the trail in the area where the beach will be constructed there is a lot of tamarisk. Goats will be clearing the tamarisk as much as possible and then Clarke and Co will install stairs and clear grub and finish up the beach area. The channel where the beach will be is only active in high water years. It was fairly active this year, but in most years it is a pretty calm side channel.

Board members wondered about the closed restrooms at Sherwood Park. Ken Sherbenou shared that closing the restroom has really reduced the negative uses at Sherwood both the hanging out in the shelter as well as vandalism in the restroom and shelter areas. Staff are placing porta potties and converting shelters to "event only" and opened for paid reservations.

Board members asked for clarification about the board role at the CRC meetings. Ken Shared that Board input is valuable and that the decisions are less dramatic at this point and are about maximizing flow and fine-tuning program elements versus where the facility will be located or what program elements to include.

Adjourn
The board adjourned by acclamation at 1:11 p.m.

Next Meeting
The next regular meeting will be October 5, 2023.

Respectfully submitted,
Allison Little
Administrative Specialist

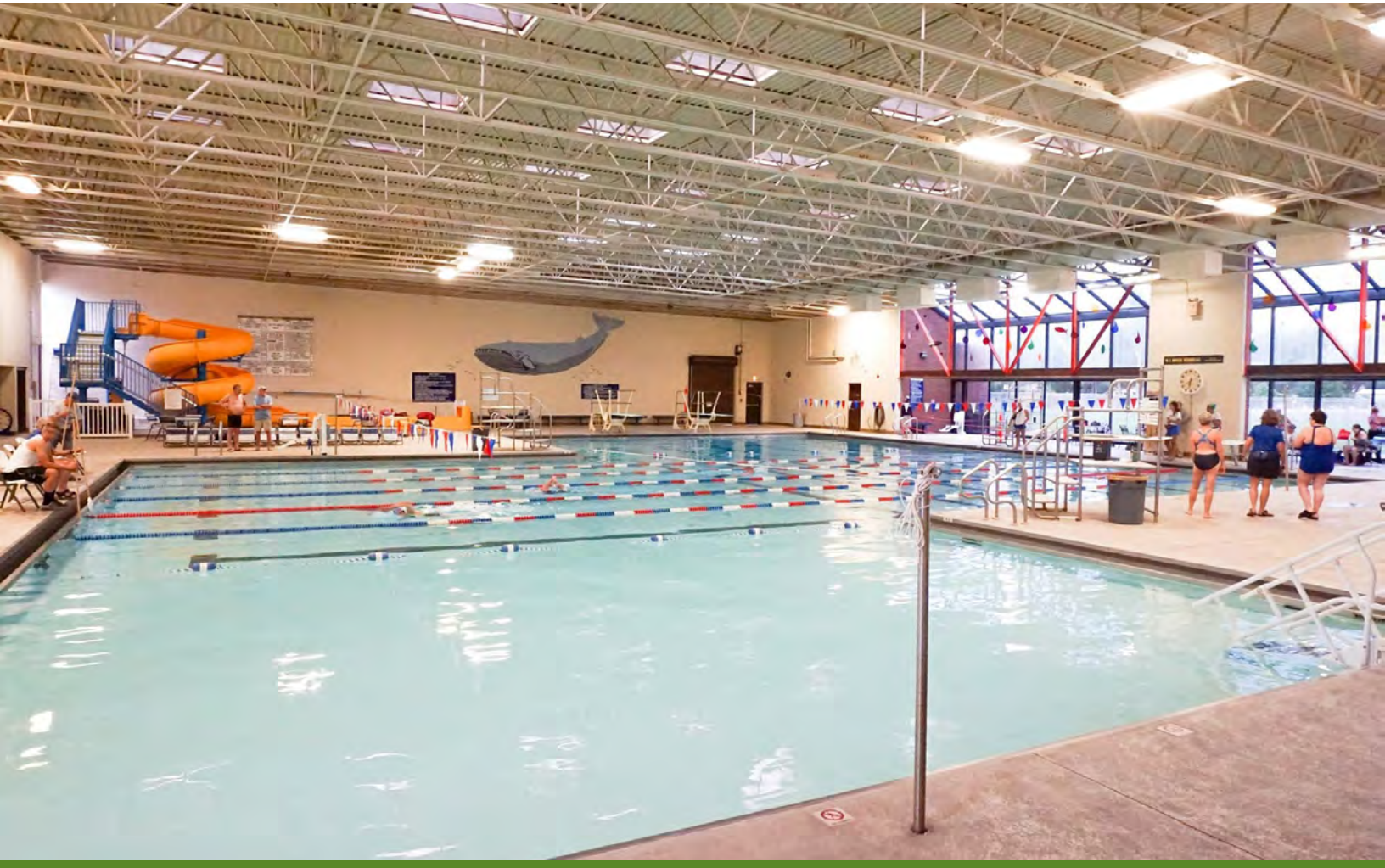
Regular Meetings
Thursday, November 2 - Noon
Thursday, December 7 – Noon

CRC Committee Meeting Dates
Thursday, October 19 - Noon
Thursday, November 16 - Noon
Tuesday, December 5 - Noon

Volunteer Appreciation Dinner
Monday, December 11

Prepared for

CITY OF Grand Junction COLORADO



ORCHARD MESA POOL FACILITY RENOVATION FINAL REPORT

OLC Architecture | Interiors | Aquatics

pros consulting Inc. Inspiring Communities to Action

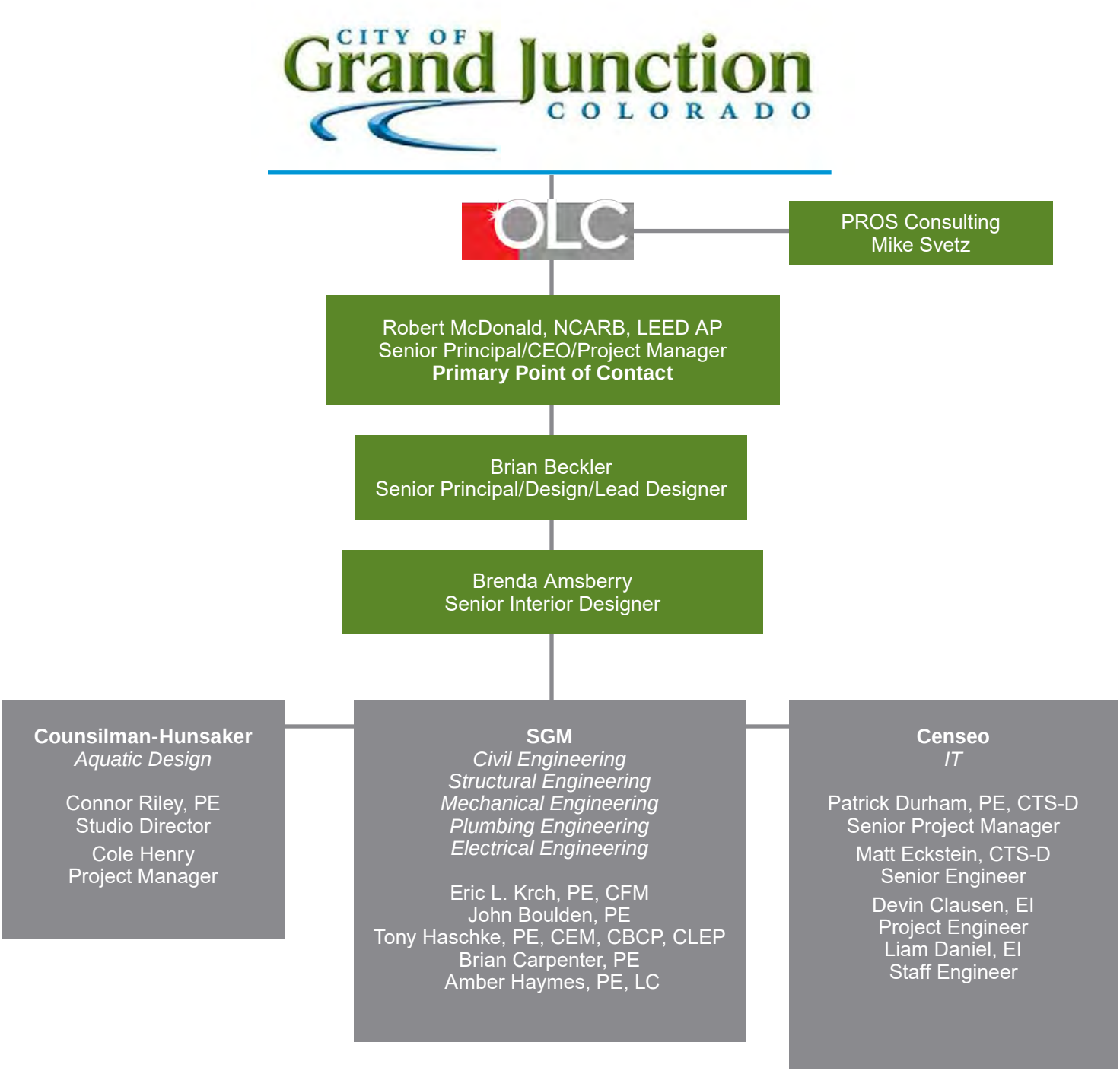
PARTNERS/TASK FORCE MEMBERS

Orchard Mesa Pool was built in 1983 as a partnership between **Mesa County School District 51, Mesa County, and the City of Grand Junction**. District 51 owns the land and the building and pays the utilities. The city operates the facility, and the City and the County split the annual subsidy required to run the facility.

The City of Grand Junction, as one of the three partners involved with the Orchard Mesa Pool Facility and as the operator, took the lead in evaluating options for the long-term resolution of this aging facility.

The City solicited the aid of the architectural firm **Ohlson Lavoie Corporation (OLC)** and its team to study the existing facility. Based on their findings, they have ascertained the enclosed options, assessed the associated benefits and costs of the options, and have presented these options to the Grand Junction community for review and feedback.

The final decision regarding the future of the facility will be made by Mesa County School District #51, as the owner of the facility.


CITY OF
Grand Junction
COLORADO
OLC
PROS Consulting
Mike Svetz
Robert McDonald, NCARB, LEED AP
Senior Principal/CEO/Project Manager
Primary Point of Contact
Brian Beckler
Senior Principal/Design/Lead Designer
Brenda Amsberry
Senior Interior Designer
Counsilman-Hunsaker
Aquatic Design
Connor Riley, PE
Studio Director
Cole Henry
Project Manager
SGM
Civil Engineering
Structural Engineering
Mechanical Engineering
Plumbing Engineering
Electrical Engineering
Eric L. Krch, PE, CFM
John Boulden, PE
Tony Haschke, PE, CEM, CBCP, CLEP
Brian Carpenter, PE
Amber Haymes, PE, LC
Censeo
IT
Patrick Durham, PE, CTS-D
Senior Project Manager
Matt Eckstein, CTS-D
Senior Engineer
Devin Clausen, EI
Project Engineer
Liam Daniel, EI
Staff Engineer

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1 EXECUTIVE SUMMARY

The Grand Junction City Council has committed to keeping the existing Orchard Mesa Pool open and operational through October of 2026. The reason for this date is that there will be some overlap between the operations of the Orchard Mesa Pool and the new Community Recreation Center (CRC). During this overlap, utilization and cost recovery data will be collected and analyzed so that the City Council can again consider the operations of both facilities moving forward. Therefore, this study is focused on the Orchard Mesa Recreational Facility, and about what happens to it after 2026.

The Orchard Mesa facility simply cannot be considered without the context of the new CRC that's coming online in just a few years. The new facility that's going to be built at Matchett Park is going to be a tremendous addition to the community and has a lot of aquatic offerings within it. It's got multiple bodies of water and will be able to serve the community very well in terms of aquatics. The competition pool is currently being upsized to a six-lane facility. It will have a therapy pool for warm water and a zero-depth entry leisure pool with a lazy river and some warm-up and cool-down lanes. A Coed hot tub as well as water slides and other play features and amenities are planned, so it's really a well-rounded facility that will be coming online in 2026. The budget for that project right now is $35 million just for aquatics, so significant investment is being made by the community and we need to keep that in mind as we study what to do with the Orchard Mesa Recreation Facility.

OMP Building Conditions

OLC and our engineering partners started off by doing a thorough assessment of the existing Orchard Mesa facility. It's 40 years old, it's been well taken care of over the years, it's been well loved over that time too and well used. We found that most of those systems if not all of them are far beyond the end of their useful life, from the hot tub to the sand filters to the pool boilers, it all really needs to be replaced and it's taking a lot to repair and just keep that facility open right now.

Partnership

Another aspect of this project is the different partnerships that it entails. School District 51 owns the facility and the land underneath it; the city of Grand Junction operates the pool, keeps it open, and maintains it; and Mesa County also shares in the annual subsidy. So, there's a three-way partnership in place that adds another layer of complexity to this question of what to do about Orchard Mesa.

Demolition

Another thing to consider is the building itself. Hazardous materials were found, namely, asbestos, which is very costly to mitigate and remove so if you're talking about demolishing the entire building it's going to cost just over $900,000. Whereas once that's done the value of the land after the demolition is only $240,000. As such, there's a real value proposition there that needs to be considered when thinking about what to do with Orchard Mesa.

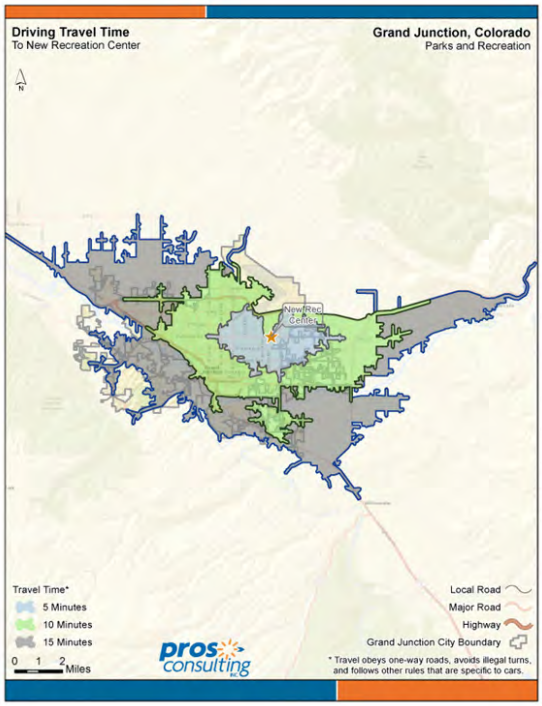
Level of Service

The average number of users per day here with Orchard Mesa in 2022 was 146, which was up from 121 in 2021 so the average over the two years is 124 users per day compared to the community rec center that's coming online, which is projecting some 1100 users per day.

Drive Time

Another key consideration that we must take into account is understanding the drive times to the new CRC and understanding the overlap between the CRC and Orchard Mesa pool service areas. As you can see by the map in Figure 1, in the middle of the blue graphic is the location of the new CRC and if you just go directly south from that you'll recognize that Orchard Mesa is only a 10-minute drive time. It is important to recognize that basically the two facilities are going to be playing in the same user-based “sandbox” and we just need to take that as a data point into consideration as we go forward.

Figure 1



Current Utilization

Another key data point is really understanding what current utilization and participation look like. This is a standard practice analysis that is done. The blue dots on the map in Figure 2, to the south closest to Orchard Mesa, only make up about one out of every four users whereas three out of every four users come from all other parts of Grand Junction and in particular a lot of concentration in and around the location of the new CRC. So again, this kind of starts to reiterate and build an understanding of who potentially in the future is going to be the user or users of the Orchard Mesa facility versus who is going to gravitate more towards the CRC.

The same kind of exercise is in Figure 3, but this is really focused on swim lesson participation and this is derived from the Orchard Mesa pool in 2022 as you can see it's even more exaggerated we have four out of every five swim lesson participants come from outside of the Orchard Mesa area whereas just about one out of every five come from the Orchard Mesa and close to the facility so again same kind of understanding that we expect a lot of potential users to gravitate towards the CRC in the future and at this point at least maybe four out of every 5 people.

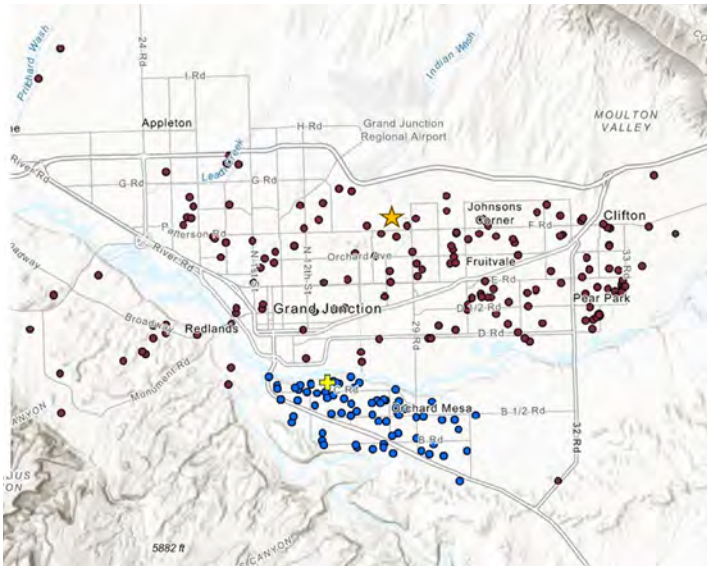


Figure 2

Previous Community Engagement

Focus group meetings were held in June of 2023. We met with five different groups: from the Parks and Rec staff to OMP Users, to the Pickleball Club and Youth Sports representatives. We did a recording for the Engage GJ website, we met with leadership from School District 51, the Parks and Rec Advisory Board, and of course the City Council. We got a lot of really good feedback when we met with all those folks.

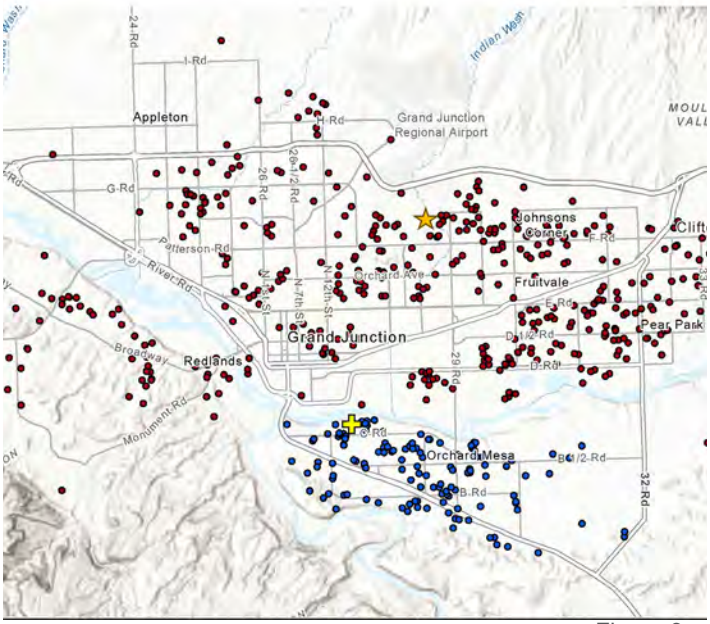


Figure 3

We also had a public forum that was well-attended. Some 72 participants came and gave their opinions and thoughts. The current OMP users were well represented, they really enjoy this facility and they want to see it continue to stay open. They have some questions about funding, how's it going to get paid for. They also expressed questions about the partnership, and whether or not that is going to continue. There was concern about Orchard Mesa youth and how they are going to get to the new CRC once it opens. Another thing came up that there is a real need within the community for indoor year-round turf for multiple sports activities.

Some key takeaways from that meeting back in June are that the current Orchard Mesa pool users just want a simple pool, they don't need anything fancy. They're happy with what they've got but just keep it going, so they would prefer Option Two. The sports user groups really wanted some indoor turf and the existing gymnasium at Orchard Mesa, if converted to turf, was too small for them to use effectively for their practices and leagues. As such they would prefer Option Four or Option Five, which incorporates indoor turf into this facility. Other attendees were concerned about duplication of services, and how is this facility going to compare with the new CRC that's coming online. Also, just a wide variety of different opinions and a mixed bag of preferences on the different Options that were presented. And so, we've taken a lot of these comments and the feedback that we received. We presented seven different Options initially, which we've now paired back to five that we think really would be viable Options and we're here to just explain the information and the data and give the City Council and the other partners the right information to make an informed decision in the future.

Option One

Option One that we've considered is just maintaining the status quo. It's keeping the existing facility open as it is. The existing gymnasium and locker rooms would stay closed and shuttered, but by operating the pool itself, anything that breaks would have to be repaired. This Option considers keeping the existing facility open through at least October of 2026. The capital cost that might be anticipated over the next three years ranges from $800,000 to $935,000 depending on what fails next. This would not include adding a new spa, so there would be no spa in the status quo Option.

Other data points to consider as we run through each one of these Options is number one again to recognize the fact that now what we're doing is we're projecting into the future what each of these Options and how the facility would operate while the new CRC is online. The current operational subsidy for the facility is about $300,000 annually, and now we're expecting that to increase to close to $400,000 simply because we project a number of current participants and users of the Orchard Mesa Pool to become users of the CRC. This of course then would result in an overall decrease in the number of annual visits to around 14,000 to 15,000, so again this is reflecting an increase in the operational taxpayer subsidy and a decrease in annual visitation at Orchard Mesa.

Option Two

Option Two is a basic modernization of the pool at Orchard Mesa. This Option considers demolition of the existing gymnasium and the old locker rooms and music rooms at the facility, adding a new entry, renovating the locker rooms, replacing all of the pool filters and pumps and heaters, including new HVAC equipment, new electrical, plumbing, pretty much new facility that's still underneath that same envelope of the existing pool. The capital investment in this case is around $5.7 million to $6.2 million.

Operating a pool is one of the most expensive spaces to operate when it comes to public indoor recreation. We would anticipate that the annual subsidy would continue to be between $400,000 and $500,000 though we would anticipate an increase in the annual visitation, simply because of the modernization of the pool, bringing the new spa back, potentially offering a greater variety of programs and services, will attract more users.

Option Three

The third Option that we're considering is a full facility renovation, creating sort of a new miniature Recreation Center. The existing gym would be renovated, the wood floor would be replaced with a new wood court, and some of the existing locker rooms would be converted into fitness spaces, group exercise rooms, etc. The lockers and admin areas would be renovated, and then also renovate and upgrade the pool as well. The cost to renovate the entire facility is more like $12.5 to $13.5 million.

These spaces are really core spaces that are found in many community recreation centers, whether they've been designed in the last 20 years or are currently being designed today. Fitness, gymnasiums, and aquatics are all really core programs and service offerings. Obviously, these are very similar offerings that would certainly be offered at the new CRC, and the footprint obviously is much smaller associated with Orchard Mesa. We would still anticipate an annual taxpayer subsidy of $390,000 to operate the facility, though we would expect an increase in annual visitation upwards of about 52,000 which is what the current visitation is for Orchard Mesa pool on an annual basis.

The pool upgrade and renovation could add some amenities to the pool, potentially a splash pad on the deck, upgrading the existing slide, adding some sports aspects of volleyball, basketball, maybe even the Ninja Cross obstacle course system that drops down from the ceiling. Staff would be able to include floatables and there would be the new hot tub, of course, making it just a really nice well-rounded aquatic facility and again increasing those annual visits.

Option Four

Option Four would be converting this existing facility into a turf facility. The existing pool envelope would remain, but the area of the pool would be converted to turf. It would be a great size for youth programming, youth soccer, youth lacrosse, and other sports such as indoor youth baseball/softball practice. On the northern part of the site, the existing gym and locker rooms etc. would be demolished and a new indoor turf field house would be constructed, which is regulation indoor soccer, indoor lacrosse, batting cages and pitching cages could be installed in the corners, drop down nets for golf balls and other sports. Day camps, summer camps, and all kinds of different activities and trainings, corporate events, and things like that could also take place in an area like this. This would be a unique space to Grand Junction, one that is very limited here currently, but it comes with a fairly significant capital investment. Construction costs are estimated to be about $27.5 to $29 million in investment to convert this building to turf.

A turf facility is really unique, this is not something that's currently offered at a significant level in the area and in turn, would certainly draw from a much greater service area maybe upwards of an hour. It would fulfill unmet needs in the community as it relates to indoor turf sports, therefore, we would expect an annual increase in visitation upwards of close to 80,000 while at the same time reducing the subsidy to close to $162,000.

This is in part simply because the overhead associated with managing the facility like this is much less costly to do than indoor aquatics, as well as really being able to drive operation hours around programs and services since much of the operation and utilization would be scheduled.

Option 5

The 5th and final Option that we're considering in this study is to go all in on an indoor turf field house project. In this case, we would demolish the entire existing building and start over, building two regulation full-sized indoor soccer facilities so you could host adult leagues, youth leagues, even some tournaments. It would have locker rooms, changing rooms, and also an indoor classroom that could be used for parties and meetings. The capital investment for this is slightly higher than the previous one, it's more like $30 million to $33 million.

The annual operational subsidy would come down even more. The service area for a facility like this would probably grow to about an hour and a half drive time, bringing the operational subsidy down to just about $126,000 annually, but we would also anticipate annual visitation to be close to 100,000 which would be double what the current Orchard Mesa facility offers.

SUMMARY

The Options that we've just described are summarized in the table in Figure 4, and also compared to the new CRC which is the gold row at the bottom. You can see that the capital cost investment, the construction cost, increases significantly for each one of the Options, but we also see projected annual visitation to increase substantially running from Option One to Five, annual cost recovery would grow substantially as well from about 24% projected for Option One and growing all the way up to 80% for Option Five. Inversely, if the cost recovery rate is lower the annual operational subsidy of taxpayer dollars would be higher so the highest level of subsidies really are around each one of the first three Options and very much driven by the expense just in operating indoor Aquatics. Options Four and Five certainly see a reduction in that overall subsidy.

The last column is an interesting piece of analysis that is important to understand. Based on projected annual visitation, the operational subsidy per visit is the amount of taxpayer dollars that are going to offset every visit that somebody makes to a facility. Whether this is the new CRC at $3.36 of taxpayer money going to offset every visit or looking at Option One at a significant amount of money, $27.78 per visit being supported by taxpayer dollars.

Looking at capital cost or debt service it's important to note that debt service is pretty much a fixed cost over a 20, 25, and sometimes a 30-year span, but operational costs over time go up, as facilities get older, and expenses increase. So, although Option Five costs a lot more to invest in upfront, the operational subsidy is a lot less on an annual basis, so the total cost of ownership over time will not be all that different from the other Options. We expect that to be true for each one of these Options going forward. In other words, we're not necessarily looking at a long-term total cost of ownership investment in Option One being significantly less than what we would look at for Option 5, however, the number of people the facility serves over that time will certainly be significantly higher in Option 5.

One of the things that was certainly learned through the course of this process is that there are a lot of people who really care about Orchard Mesa Pool and that is very important to the Parks and Recreation Department. The City is committed to operating the Orchard Mesa Pool through at least October 2026. The purpose of this study is not to recommend any course of action, but to make sure the City is looking at this objectively and making sure that they are being good stewards of taxpayer dollars.

Floor Plan Option	Capital Cost	Service Area	Service Area Population	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 1: Status Quo	<$800,000	15 minute drive time	102,700	14,000	$525,000	$125,000	24%	$400,000	$28.57
Option 2: Basic Modernization of Pool	$5.7M - $6.2M	15 minute drive time	102,700	26,250	$650,000	$195,000	30%	$455,000	$17.33
Option 3: Full Facility Renovation	$12.6M - $13.5M	15 minute drive time	102,700	52,500	$650,000	$260,000	40%	$390,000	$7.43
Option 4: Convert Pool/ Add Turf	$27.5M - $29M	60 minute drive time	183,670	78,750	$540,000	$378,000	70%	$162,000	$2.06
Option 5: New Fieldhouse	$30M - $33M	90 minute drive time	276,859	98,000	$630,000	$504,000	80%	$126,000	$1.29
New CRC	$70M	60 minute drive time	183,670	396,000	$3,533,000	$2,204,000	62%	$1,329,000	$3.36

Figure 4

2 INTRODUCTION

In September of 2022, the City of Grand Junction engaged Ohlson Lavoie Corporation (OLC) and their consulting team to design a complete renovation of the existing Orchard Mesa Community Center Pool. Shortly thereafter, OLC and their team of engineers visited the site of the Pool and performed a thorough, non-destructive assessment of the existing conditions on-site. The full Assessment Report is included in the Appendix.

The existing pool facility, dedicated in 1982, is over 40 years old. It has been well taken care of over the years, it has been well loved over that time too, and well used. We found that most of those systems if not all of them are far beyond the end of their useful life, from the hot tub to the sand filters to the pool boilers, it all really needs to be replaced and it is taking a lot effort to continue to provide necessary repairs just to keep the facility open and operational.

Shortly after providing a preliminary conceptual design for renovations to the facility, the City received word from School District 51 that they no longer could contribute financially to the renovation of the building. At that same time, Mesa County informed the City that their contributions would be limited.

Realizing that the costs for construction would largely fall on the shoulders of the City, the City Council pivoted the request of OLC to provide them with design options and capital cost estimating for long-term recreational programs at the Orchard Mesa site or in the surrounding area. Subsequently, knowing that ongoing operational costs and level of service are also significant questions to consider, OLC was asked to bring an operational consultant on board to provide these feasibility study services.

OLC generated seven (7) options for recreational facilities on Orchard Mesa (see Appendix). Two of the seven options were quickly eliminated based on similarity to other Options as well as costs. The remaining five (5) Options were presented through the Community Engagement process (see Section V and the Appendix). In response to the feedback received at the first Community Engagement meetings, Option 4 was modified to include a full-sized Indoor Turf arena.

OLC then engaged the services of PROS Consulting, a company specializing in analyzing community needs, estimating participation, and calculating the overall operating subsidy that will be needed to keep a recreational facility open, operational, and providing recreational services for a community.

PROS Consulting then generated a Market Analysis and Operations Analysis for each of the five (5) remaining options (see Section VII) to supplement the design and construction cost estimates being provided by OLC.

ASSESSMENT SUMMARY

Buildings are designed and constructed to serve specific purposes and functions for a certain period of time. However, as time passes, buildings may become obsolete, inefficient, or unsafe due to various factors, such as changes in technology, user needs, environmental conditions, or building codes. When a building reaches the end of its useful life, it may pose significant challenges and costs for its owners, occupants, and society.

The Orchard Mesa Pool building located at 2736 Unaweep Avenue in Grand Junction, Colorado is one example of a 40-year-old building that is beyond its useful life. This building was built in 1983 and has been used as an educational and recreation facility over the years. However, the building is now facing serious problems that affect its functionality, performance, and safety.

One of the main problems is that the building's HVAC, plumbing, and electrical systems are outdated and need to be replaced. These systems are essential for providing comfortable, healthy, and efficient indoor environments for building users. However, they are also prone to deterioration, malfunction, or failure over time. According to the recent inspection report performed by SGM Engineers, the HVAC system in the building is inefficient and consumes a lot of energy. Their assessment also indicates that the plumbing system is leaking and causing water damage and mold growth. The electrical system is overloaded and poses fire hazards. Replacing these systems would require extensive demolition, renovation, and installation work, which would be very expensive and disruptive.

Another problem is that the building's structural system is not designed to be flexible and easily adaptable to other uses. The structural system is the framework that supports the loads and forces acting on the building. It consists of elements such as bearing walls, columns, beams, slabs, walls, foundations, etc. The structural system in the building is rigid and fixed, which means it cannot be easily modified or reconfigured to accommodate different layouts or functions. For example, if a new function were to change the partition walls or add more windows in the building, they would face difficulties and limitations due to `structural constraints. Moreover, the structural system in the building is not resilient to natural disasters such as earthquakes or floods. If such events occur, the building may suffer severe damage or collapse.

The functional spaces within the building are also outdated and no longer represent the following industry standards developed by the American College of Sports Medicine's Health/Fitness Facility Standards and Guidelines:

- **Elevation changes.** The ADA requires that any change in elevation in excess of 0.5 in. (1.3 cm) must have a ramp or lift, with a slope of 12 in. (30 cm) for every inch in elevation change. A mechanical lift or elevator can be used in place of a ramp in cases of extreme changes in height.
- **Passageway width.** The ADA requires that doors, entryways, and exits have a width of at least 36 in. (91 cm) to accommodate wheelchair access. In addition, hallways and circulation passages need to have a width of at least 60 in. (152 cm).
- **Height of switches and fountains.** The ADA requires that all light switches, water fountains, fire extinguishers, and AED devices be at a height that can be reached by a user in a wheelchair.
- **Signage.** The ADA expects facilities to provide essential signage that can be viewed by those individuals who are visually impaired, particularly signage on emergency exits and signage that identifies other key space locations.
- **Clear floor space.** The ADA requires that each piece of equipment must have an adjacent clear floor space of at least 30 in. by 48 in. (76 cm by 122 cm).
- **Locker Rooms.** The ADA requires that all locker rooms have compliant turning space (e.g. 60 in. (152.5 cm) diameter clear floor space) that doors shall not swing into, a 20 in. by 42 in. (50.1 cm by 45.5 cm) bench with a back or attached to the wall, and coat hooks/shelves within reach ranges (typically 48 in. (122 cm) max above the floor). Five percent (5%) of the lockers provided in the room are also required to be accessible, which includes providing a shelf within 15 in (38 cm) of the floor and locking mechanisms that do not require pinching or grasping to engage or disengage.
- **Swimming Pools and Spas.** All bodies of water are required to have at least one accessible means of entry. The means include pool lifts, ramps, transfer walls, transfer systems and pool stair that

comply with the requirements of the ADAAG. Larger bodies of water require two accessible means of entry, one of which must be a lift or a ramp.

Therefore, it can be concluded that the old Orchard Mesa Community Center Pool building is a 40-year-old building that is beyond its useful life. It has major problems with its HVAC, plumbing, and electrical systems that need to be replaced. It also has a rigid and inflexible structural system that cannot be easily adapted to other uses. It no longer meets or exceeds the basic requirements of industry standards.

These problems make the building inefficient, unsafe, and unsuitable for modern needs and standards. The building owners and occupants should consider demolishing or significantly redeveloping the building to create a new and better space.

4 KEY CONSIDERATIONS

The Orchard Mesa Pool Facility is 40 years old. Despite regular maintenance, all systems are at the end of their useful life.

Hot Tub

Sand Filter

Circulation Pump

Pool Boiler

Solar System

HVAC

Demolition Cost of Entire Building = $905,000
Value of Land after Demolition = $240,000

RESTRICTED APPRAISAL REPORT

2736 Unaweep Ave.- Land only
Grand Junction, Colorado

Effective Date of Valuation: August 12, 2022
Date of the Report: August 16, 2022

GRE
GRANDE RIVER ENVIRONMENTAL

Hazardous Materials Remediation Budget
Orchard Mesa Middle School
Pool, Gym, & Music Building
Grand Junction, Colorado

	Activity Description	Area/ Quantity	Units	Cost/ Unit	Total Cost
TASK 1	Destructive Asbestos Inspection, Asbestos Design Document Preparation, Contractor Bid Solicitation, and Abatement Team Assembly		1 Event	$ 15,000	$ 15,000
				Task 1 Subtotal	**$ 15,000**
TASK 2	Asbestos Removal Operations				
	Building Location / **Material Description**	**Area/ Quantity**	**Units**	**Cost/ Unit**	**Total Cost**
	Gym/Music — 12"x12" Non-ACM Floor Tiles with ACM Mastic on Concrete	4,670	SF	$ 30	$ 140,100
	Gym/Music — 9"x9" ACM Floor Tiles with ACM Mastic on Concrete	235	SF	$ 35	$ 8,225
	Gym/Music — Mudded Pipe Fittings	400	Elbows	$ 300	$ 120,000
	Gym/Music — Transite Paneling	150	SF	$ 100	$ 15,000
	Pool — 12"x12" Non-ACM Floor Tiles with ACM Mastic on Concrete	225	SF	$ 40	$ 9,000
	Other Hazardous Materials Removal (bulbs, ballasts, switches, signs, etc.)	1	Event	$ 10,000	$ 10,000
	Unexpected Discovery/ Contingency Fee	1	Event	$ 25,000	$ 25,000
	Project Management/ Clearance Air Monitoring	1	Event	$ 35,000	$ 35,000
	Demolition Permitting	1	Event	$ 2,500	$ 2,500
				Task 2 Subtotal	**$ 364,825**
				ESTIMATED TOTAL REMEDIATION COSTS	**$ 379,825**

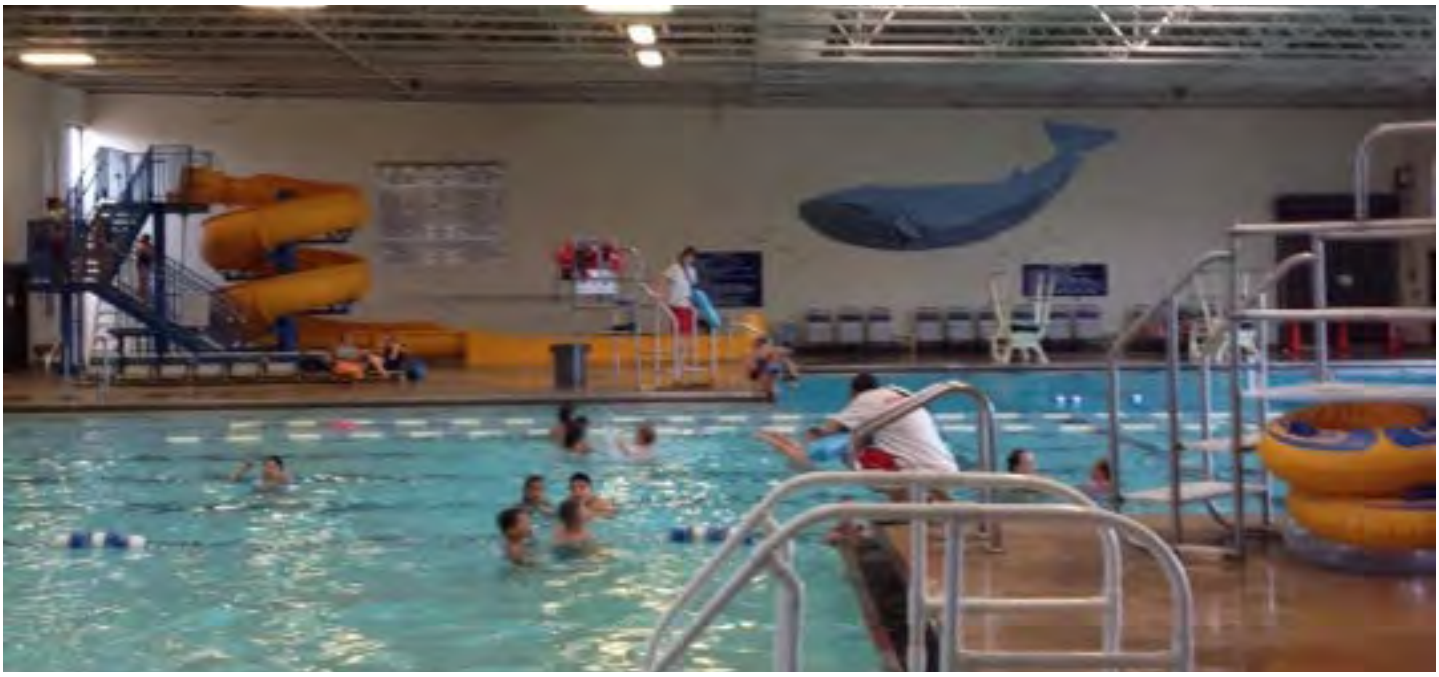
Level of Service in Average Users per Day

Orchard Mesa Pool

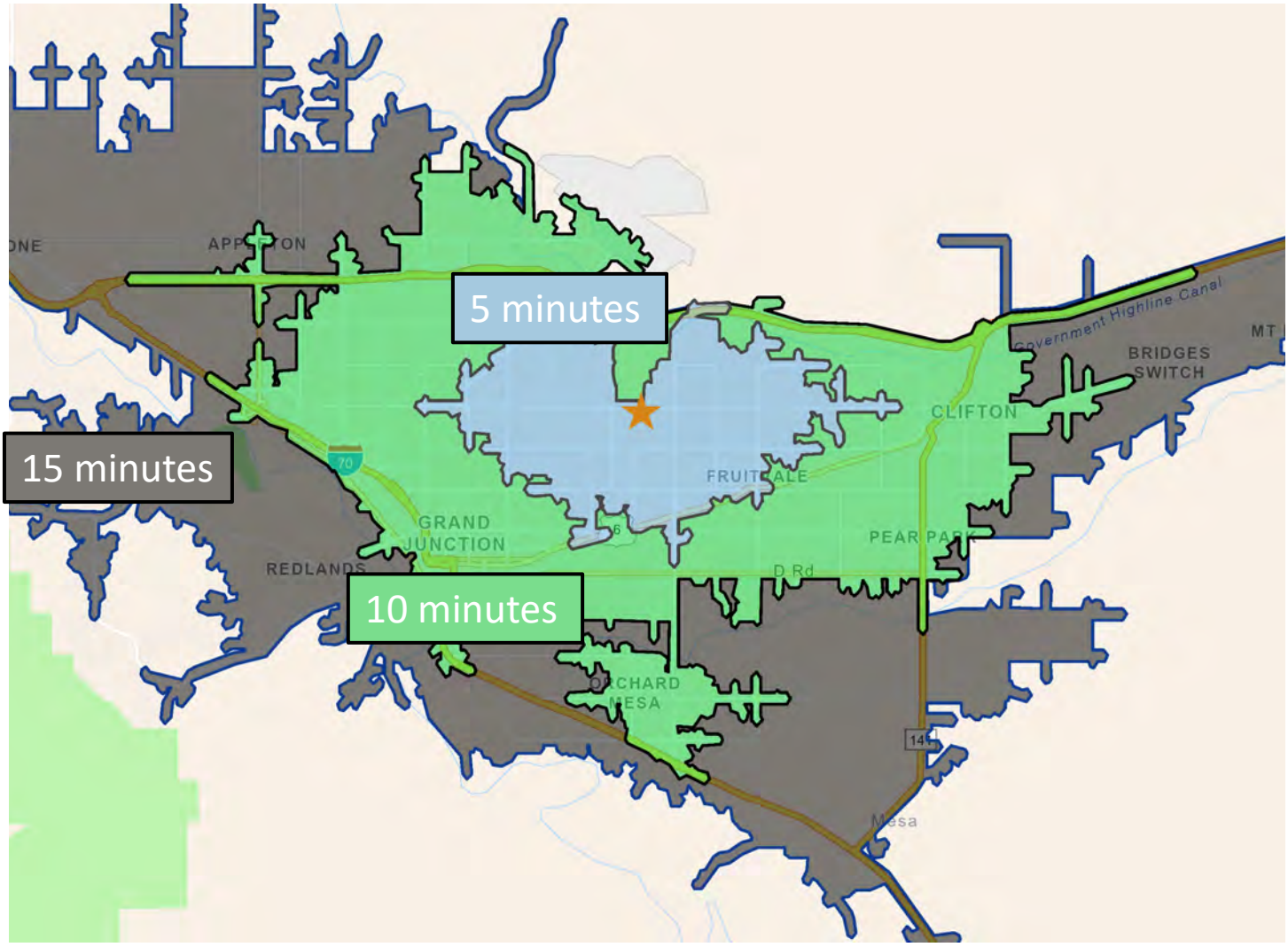
- 2022 - 146
- 2021 - 101
- Two Year Average - 124

Community Recreation Center

- 1,100 Projected



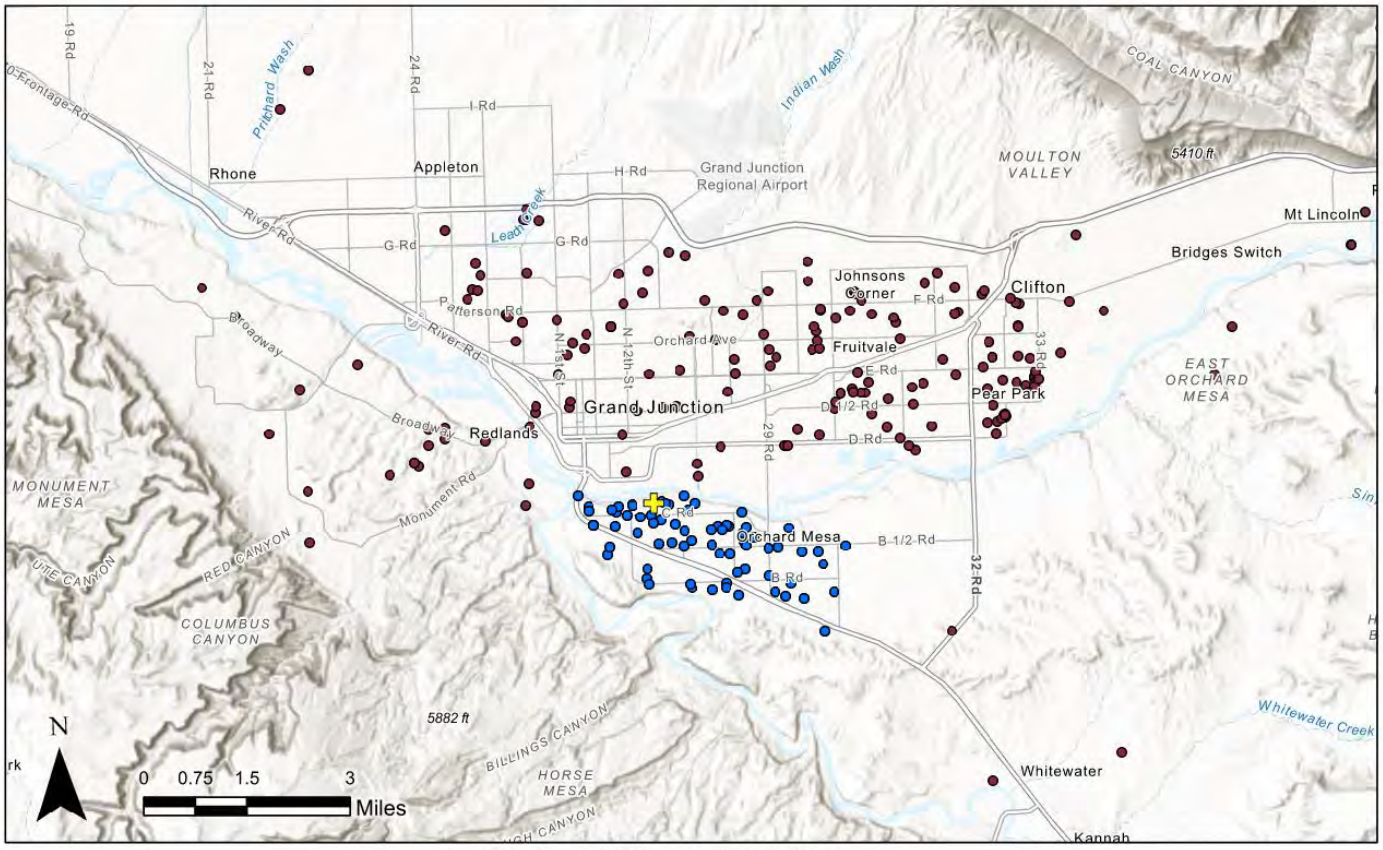
Drive Times to New CRC



Current Overall Participation at Orchard Mesa Pool

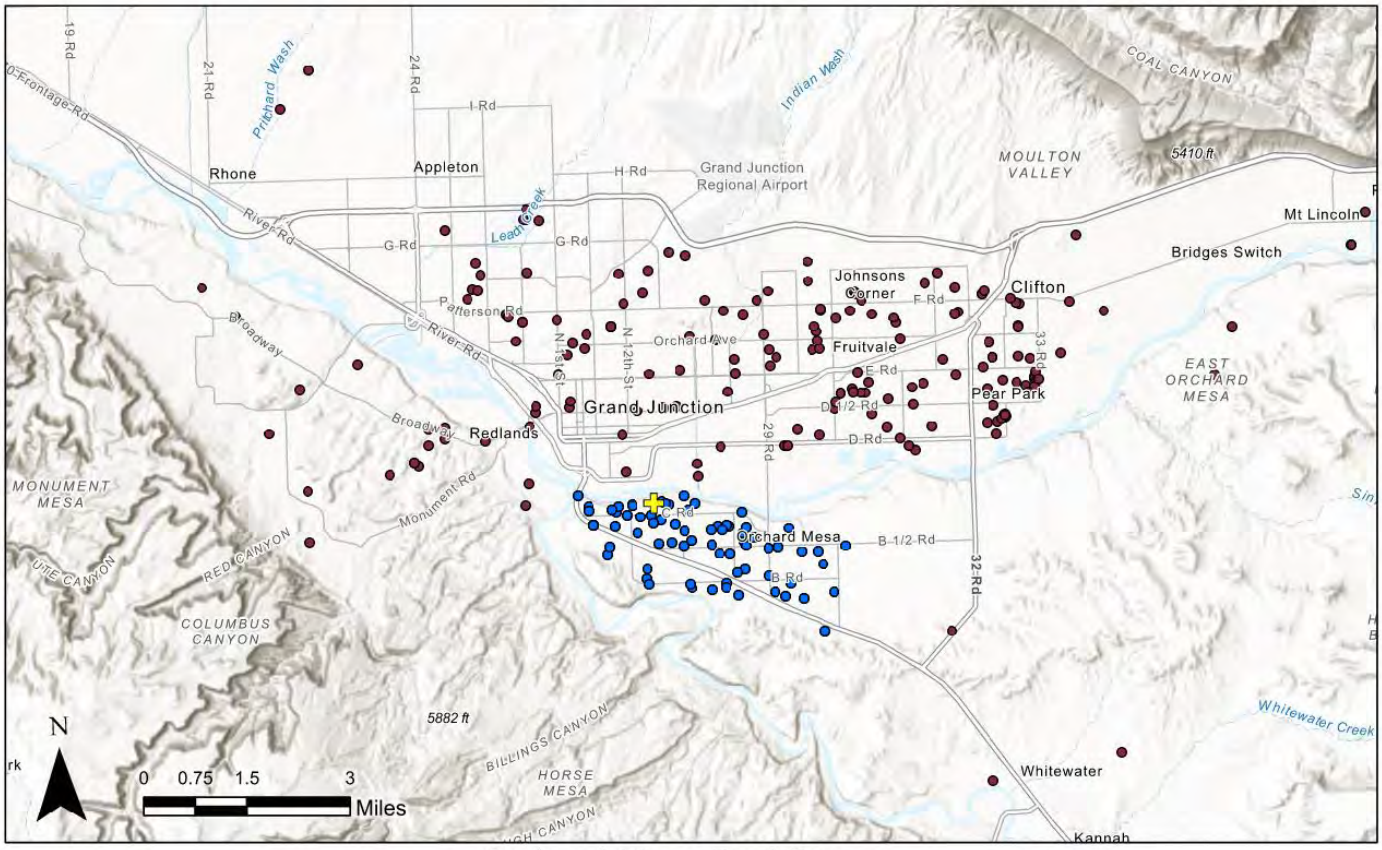
- **27%** of users live in Orchard Mesa (blue dots). 34 users/day average
  - ◊ Of these, 30% are youth (10/kids per day on average)

- **73%** of users live elsewhere (red dots). 90 users/day average



Current Swim Lesson Participation at Orchard Mesa Pool (2022)

- **22%** of users live in Orchard Mesa (blue dots). 176 total users.
-
- **78%** of users live elsewhere (red dots). 624 total users.

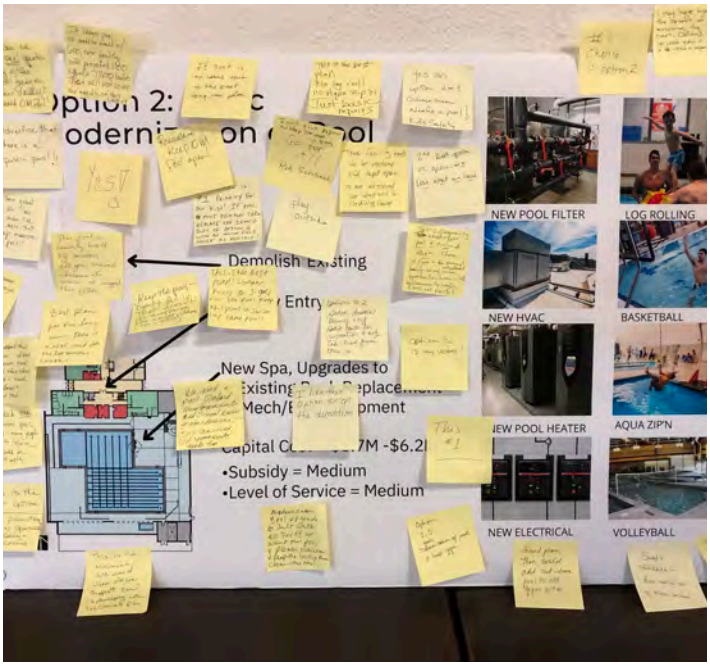


June Stakeholder Group Focus Meetings

- Parks & Rec. Staff
- GJ Engage Recording
- OM Leaders, D51 Leadership, User Group Rep's, Sports User Groups, Other Community Leaders
- PRAB Focus Group
- City Council Update

June Public Forum - Key Takeaways

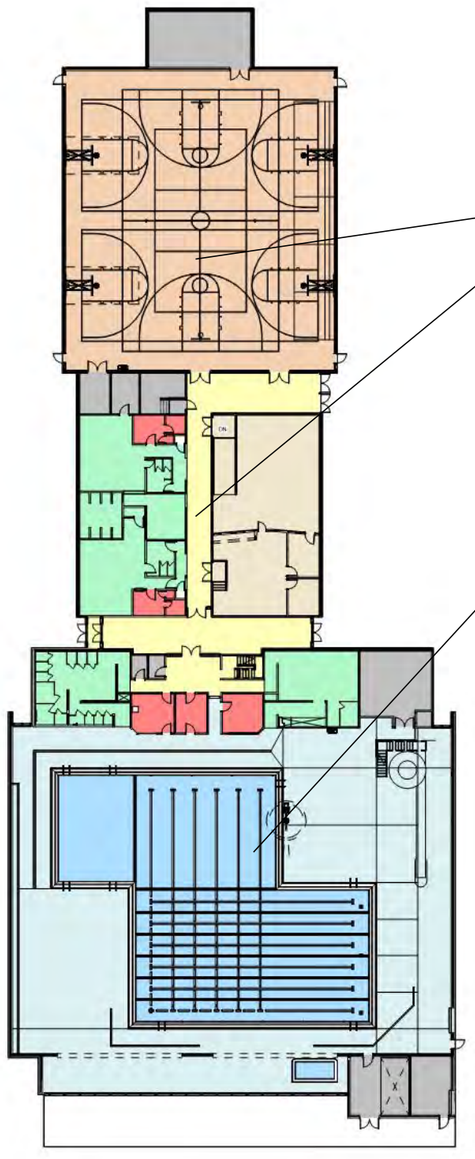
- 72 Participants
- Key questions/issues:
  - ◊ 'Current OM Pool Users' well represented
  - ◊ Funding for this possible renovation
  - ◊ City/School/County Partnership Continuation
  - ◊ Access to CRC for Orchard Mesa Youth
  - ◊ Currently 10 OM kids per day on average
  - ◊ Indoor, year-round turf is needed



Key Takeaways from Community Engagement

- Current OM Pool Users
  - ◊ Want a simple pool
  - ◊ Prefer Option 2
- Sports User Groups
  - ◊ Indoor Turf
  - ◊ Existing gym too small for turf
  - ◊ Prefer Option 4 or 5
- Other attendees
  - ◊ Concern about duplication
  - ◊ Mixed Preference on Options

Option 1: Status Quo



No work in existing gym/locker rooms

Repair Existing Systems as needed to **Operate through at least Oct 2026**

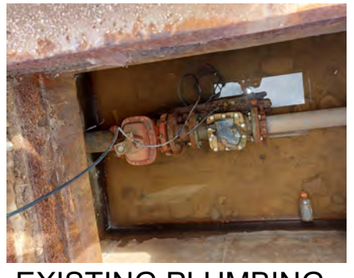
Capital Cost = $800,000 to $935,000

- Subsidy = $400,000 , reflecting increase with CRC open
- Annual Visits = 14,400, reflecting decrease with CRC open

EXISTING POOL FILTER

EXISTING POOL HEATER

EXISTING SPA



EXISTING PLUMBING SYSTEM

Option 1: Status Quo Service Area Facts

POPULATION AND KEY FACTS

2736 Unaweep Ave, Grand Junction, Colorado, 81503

38.5	42,405	2.33	$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

102,700
2023 Total Population (Esri)

105,284
2028 Total Population (Esri)

BUSINESS

4,555
Total Businesses

57,422
Total Employees

POPULATION BY GENERATION

6%
Greatest Gen: Born 1945/Earlier

21%
Baby Boomer: Born 1946 to 1964

17%
Generation X: Born 1965 to 1980

25%
Millennial: Born 1981 to 1998

23%
Generation Z: Born 1999 to 2016

9%
Alpha: Born 2017 to Present

EMPLOYMENT

63%
White Collar

24%
Blue Collar

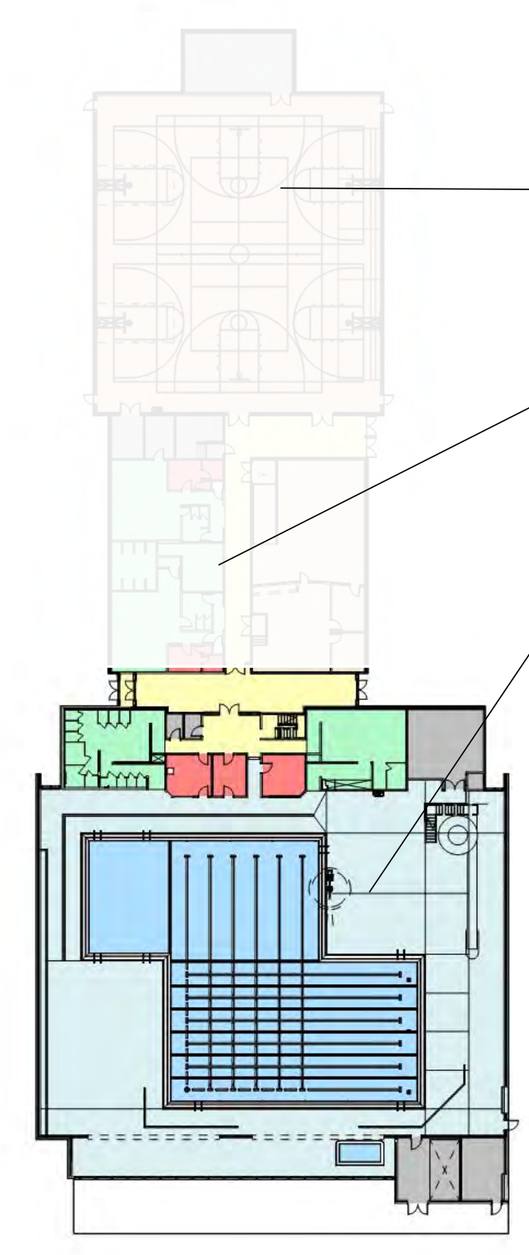
13%
Services

3%
Unemployment Rate

esri THE SCIENCE OF WHERE

U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 2: Basic Pool Modernization



Demolish Existing

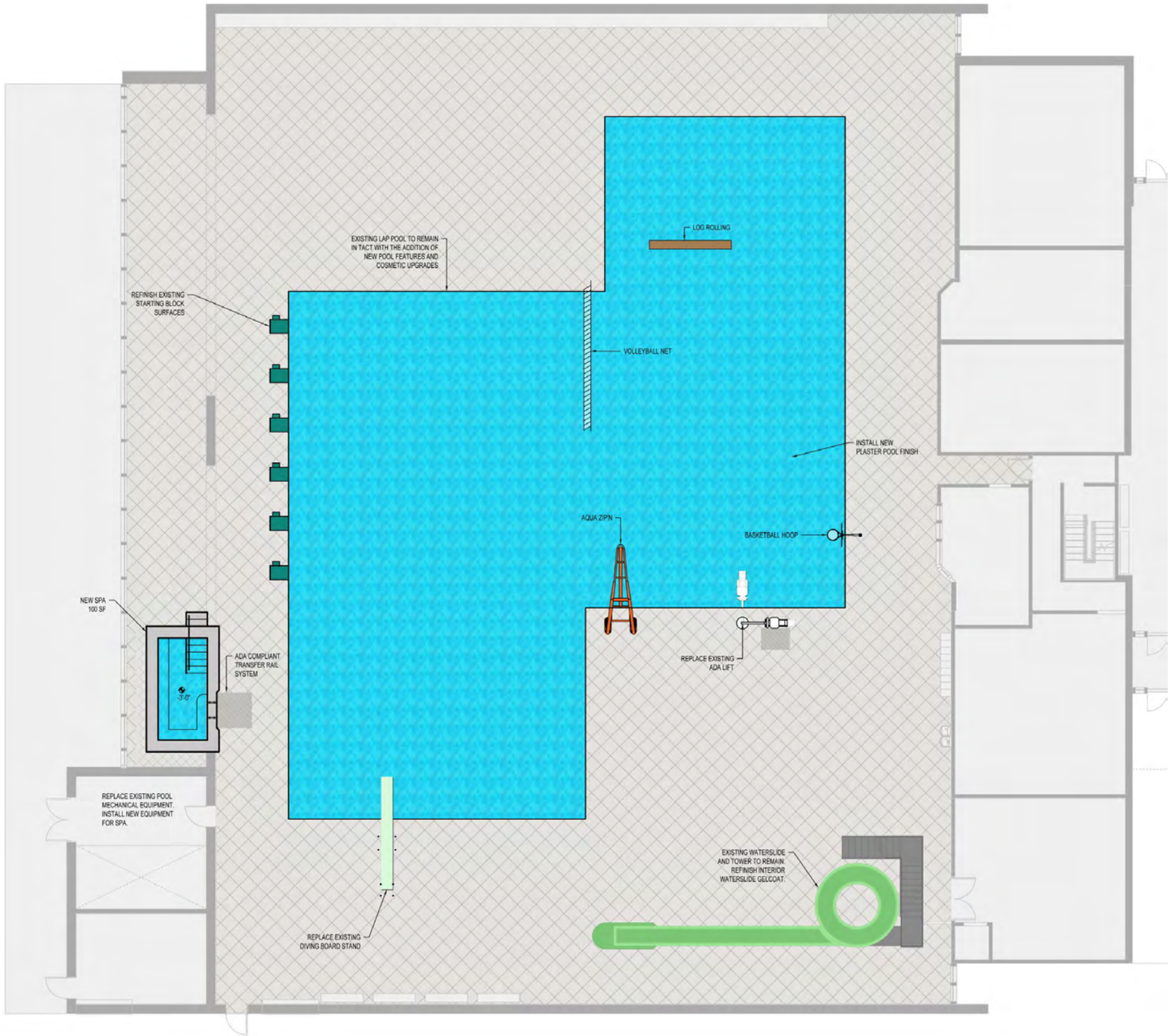
Modify Entry

New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

Capital Cost = $5.7M - $6.2M

- Subsidy = $455,000
- Annual Visits = 26,250

Option 2: Basic Pool Modernization



NEW POOL FILTER

LOG ROLLING

NEW HVAC

BASKETBALL

NEW POOL HEATER

AQUA ZIP'N

NEW ELECTRICAL

VOLLEYBALL

Option 1: Status Quo Service Area Facts

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Blue Collar

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3%
Unemployment Rate

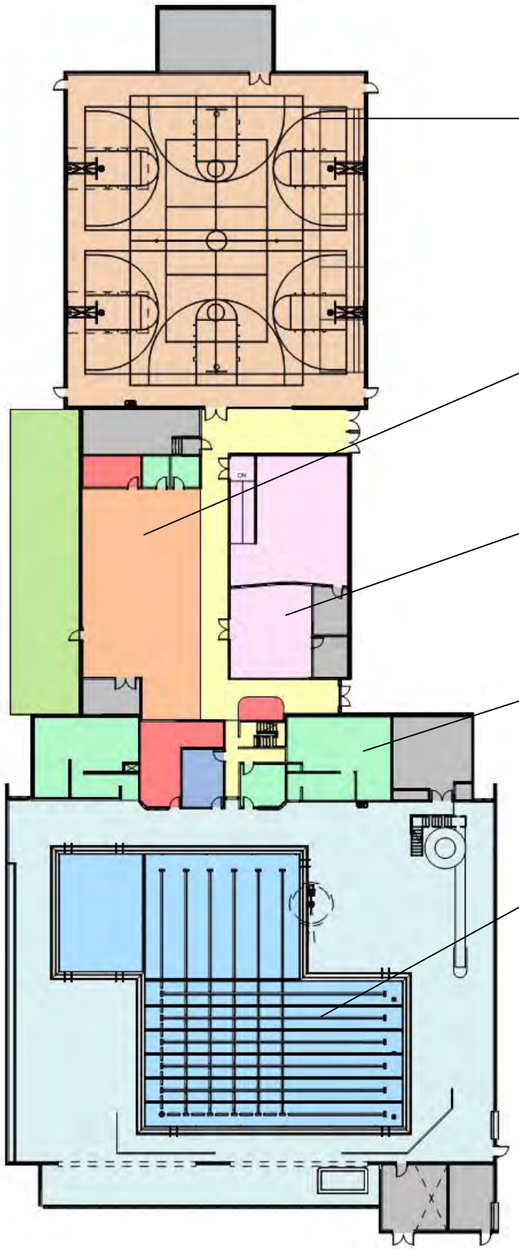
esri THE SCIENCE OF WHERE

U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 2 Cost Estimates (Nov. 2026)

Demolition / Site Development:	$1,590,000
Construction:	$3,350,000
Soft Cost:	$ 990,000
Total Project Estimate:	$5,930,000
Total Project Budget:	**$5.7 - 6.2 M**
Est. Annual Operating Subsidy:	**$ 455,000**

Option 3: Full Facility Renovation



Renovate Gym

Convert to Fitness

Convert to Group Exercise

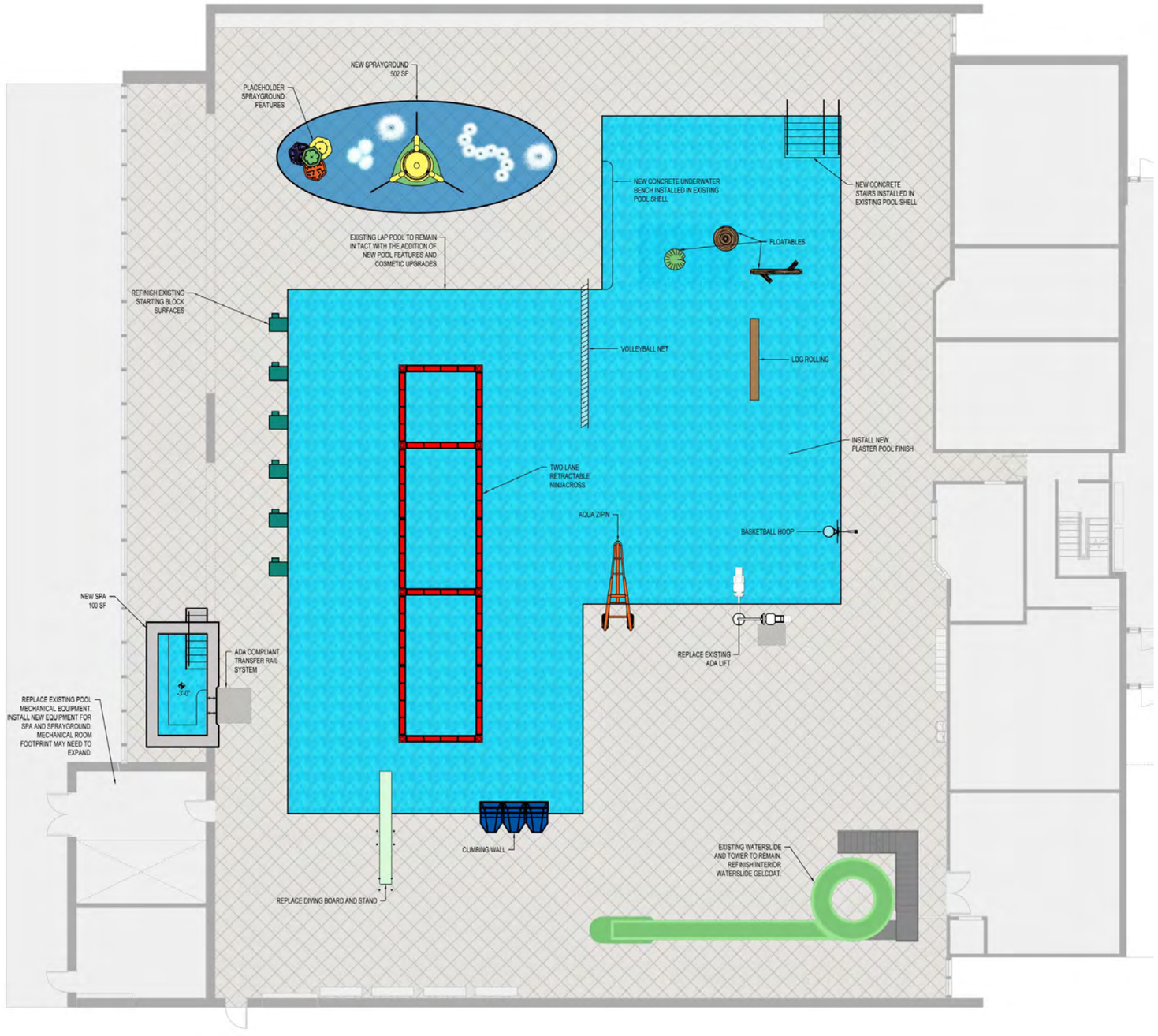
Renovate Admin & Lockers

Renovate Pool

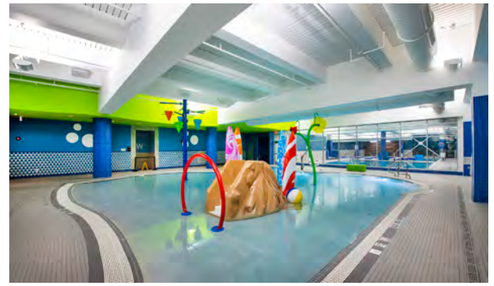
Capital Cost = $12.6M - $13.5M

- Subsidy = $390,000
- Annual Visits = 52,500

Option 3: Full Facility Renovation

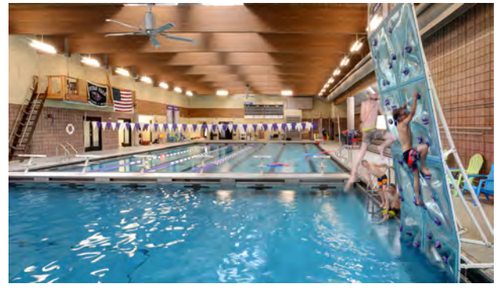


FLOATABLE TOYS



SPLASH PAD

NINJACROSS



AQUACLIMB

Option 3: Full Facility Renovation Service Area Facts

POPULATION AND KEY FACTS

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38.5	42,405	2.33	$59,489	14%	54	18%
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63%
White Collar

24%
Blue Collar

13%
Services

3%
Unemployment Rate

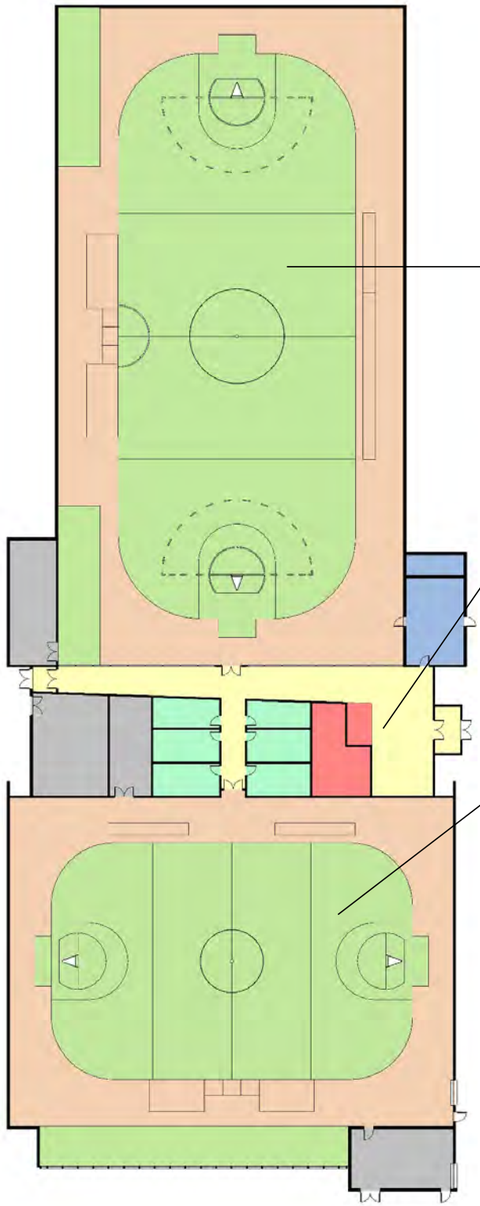
esri THE SCIENCE OF WHERE

U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 3 Cost Estimates (Nov. 2026)

Demolition / Site Development:	$ 1,400,000
Construction:	$ 9,400,000
Soft Cost:	$ 2,160,000
Total Project Estimate:	$12,960,000
Total Project Budget:	**$12.6 - 13.5 M**
Est. Annual Operating Subsidy:	**$ 390,000**

Option 4: Convert Pool / Add Turf



Demo Gym / Add Indoor Turf Field

Demo Admin & Lockers / Add New Entry and Support Spaces

Fill in Pool / Convert to Turf

Capital Cost = $27.5M - $29M

- Subsidy = $162,000
- Annual Visits = 78,750

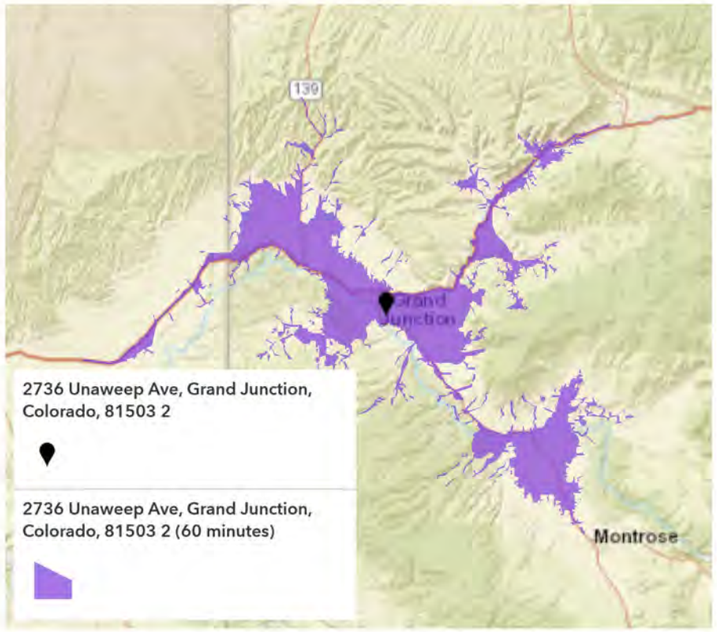
YOUTH & ADULT TEAM SPORTS

OPEN PLAY & RECREATION

NUMEROUS ACTIVITIES

TRAINING, CAMPS, EVENTS

Option 4: Convert Pool / Add Turf Service Area Facts



POPULATION AND KEY FACTS

2736 Unaweep Ave, Grand Junction, Colorado, 81503 2

40.0	74,225	2.41	$63,443	12%	52	17%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

183,670
2023 Total Population (Esri)

186,821
2028 Total Population (Esri)

BUSINESS

7,146
Total Businesses

83,248
Total Employees

POPULATION BY GENERATION

6%
Greatest Gen: Born 1945/Earlier

22%
Baby Boomer: Born 1946 to 1964

18%
Generation X: Born 1965 to 1980

23%
Millennial: Born 1981 to 1998

22%
Generation Z: Born 1999 to 2016

8%
Alpha: Born 2017 to Present

EMPLOYMENT

61%
White Collar

26%
Blue Collar

13%
Services

3%
Unemployment Rate

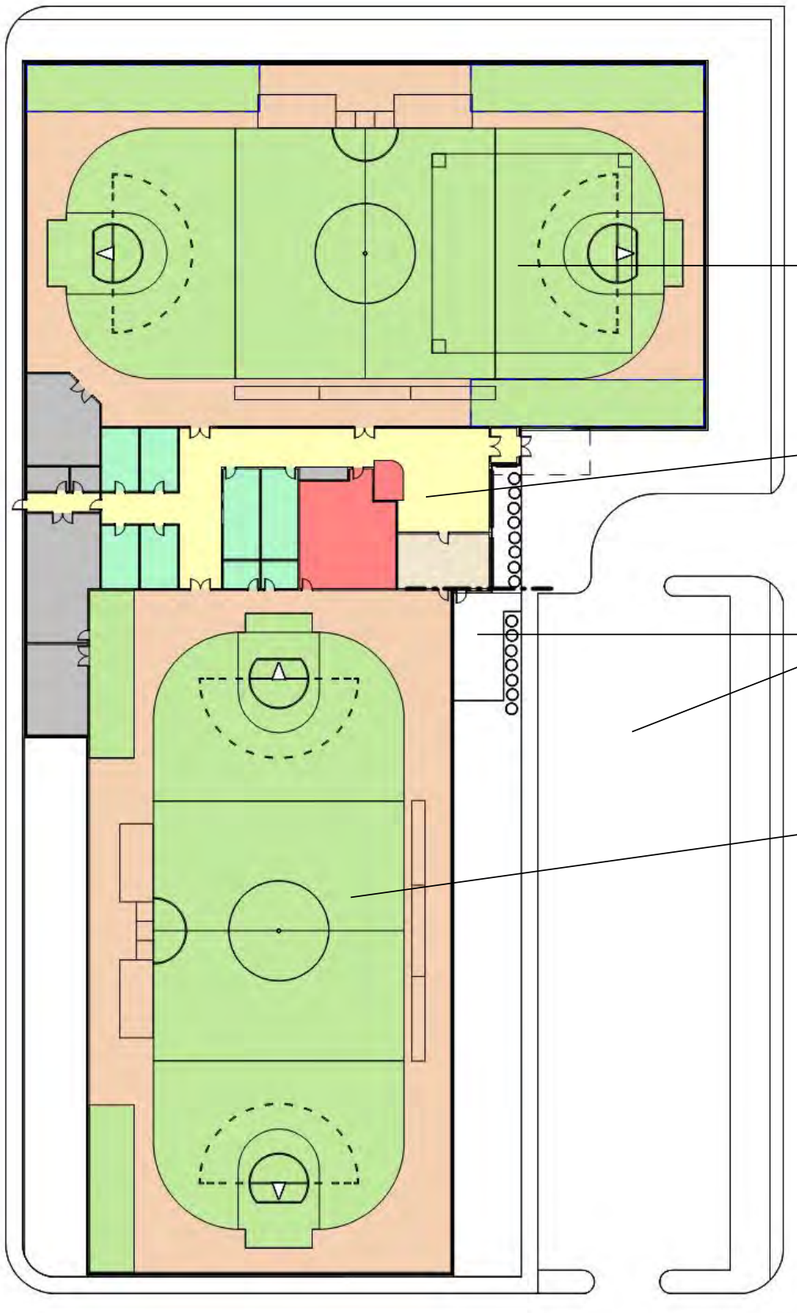
esri THE SCIENCE OF WHERE

U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 4 Cost Estimates (Nov. 2026)

Demolition / Site Development:	$ 1,600,000
Construction:	$21,500,000
Soft Cost:	$ 4,600,000
Total Project Estimate:	$27,700,000
Total Project Budget:	**$27.5 - 29 M**
Est. Annual Operating Subsidy:	**$ 162,000**

Option 5: New Fieldhouse



Demo Existing Buildings

New Full-Sized Turf Field #1

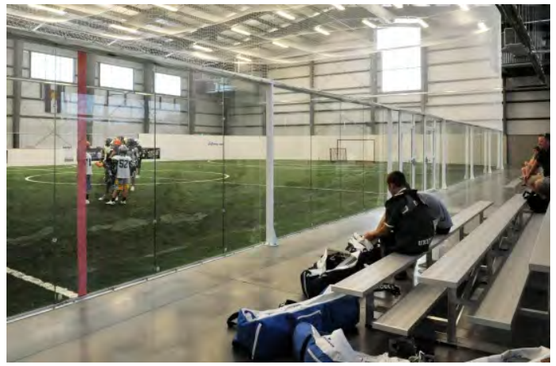
New Entry & Support Spaces

New Parking & Patio

New Full Sized Turf Field #2

Capital Cost = $30M - $33M

- Subsidy = $126,000
- Annual Visits = 98,000



DASHER BOARDS, SPECTATORS

FULL-SIZED FIELDS FOR TEAM SPORTS

YOUTH/ADULT LEAGUES & TOURNEYS

Option 5: New Fieldhouse Service Area Facts

POPULATION AND KEY FACTS

2736 Unaweep Ave, Grand Junction, Colorado, 81503 2

40.5	111,197	2.44	$64,984	12%	57	19%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

276,859
2023 Total Population (Esri)

281,285
2028 Total Population (Esri)

BUSINESS

11,629
Total Businesses

124,723
Total Employees

POPULATION BY GENERATION

6%
Greatest Gen: Born 1945/Earlier

23%
Baby Boomer: Born 1946 to 1964

18%
Generation X: Born 1965 to 1980

23%
Millennial: Born 1981 to 1998

22%
Generation Z: Born 1999 to 2016

8%
Alpha: Born 2017 to Present

EMPLOYMENT

61%
White Collar

26%
Blue Collar

13%
Services

3%
Unemployment Rate

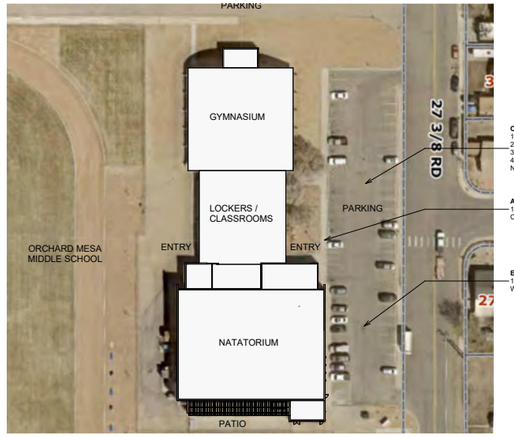
esri THE SCIENCE OF WHERE

U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 5 Cost Estimates (Nov. 2026)

Demolition / Site Development:	$ 1,800,000
Construction:	$24,500,000
Soft Cost:	$ 5,300,000
Total Project Estimate:	$31,600,000
Total Project Budget:	**$30 - 33 M**
Est. Annual Operating Subsidy:	**$ 126,000**

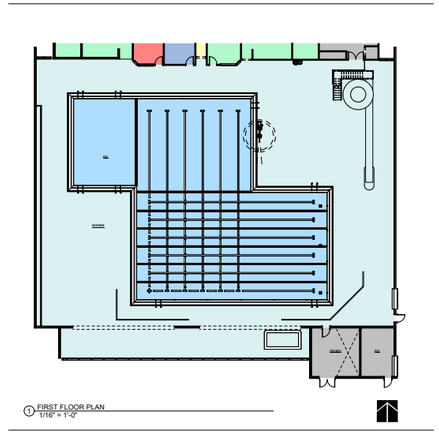
Alternate Design Options



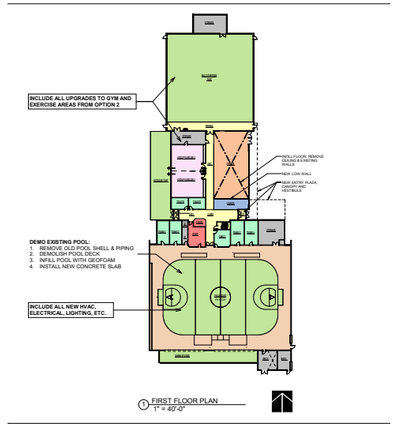
OPTION 1: PARKING LOT UPGRADES
1. REPLACE EXISTING PAVEMENT
2. NEW PARKING LOT STRIPING, INCREASE SPAC
3. NEW ADA PARKING SPACE STRIPING AND SIGI
4. REMOVE EXISTING BIKE RACK AND REPLACE \
NEW CLOSER TO BUILDING

ACCESSIBLE ROUTE:
1. REPLACE CURB RAMP AND SIDEWALK TO CONFORM TO ANSI STANDARDS

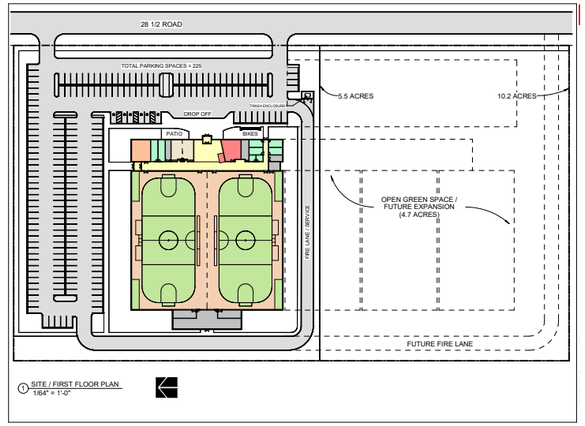
EXTERIOR LIGHT FIXTURES:
1. REPLACE ALL EXTERIOR LIGHT FIXTURES WITH NEW LED FIXTURES AND CONTROLS



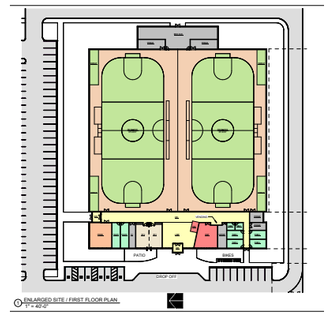
1 FIRST FLOOR PLAN
1/16" = 1'-0"



1 FIRST FLOOR PLAN
1" = 40'-0"



1 SITE / FIRST FLOOR PLAN
1/64" = 1'-0"



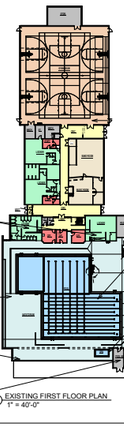
1 ENLARGED SITE / FIRST FLOOR PLAN
1" = 40'-0"

ROOM AREA SUMMARY

Name	Area
BAND ROOM	1,268 SF
CIRC	1,034 SF
CIRC	784 SF
ELEC.	239 SF
GYMNASIUM	8,312 SF
LOBBY	414 SF
LOCKER	880 SF
LOCKER	929 SF
LOCKER	720 SF
LOCKER	994 SF
MECH.	186 SF
MECH.	126 SF
MUSIC ROOM	896 SF
NATATORIUM	9,354 SF
OFF	160 SF
OFF	125 SF

ROOM AREA SUMMARY

Name	Area
OFF	161 SF
POOL	6,552 SF
POOL MECH.	348 SF
POOL STORAGE/ MECH	419 SF
SPA	108 SF
ST.	119 SF
ST.	37 SF
ST.	37 SF
STAFF	121 SF
STAFF	137 SF
STOR.	668 SF
VEST.	48 SF
	34,900 SF



2 EXISTING MEZZANINE FLOOR PLAN
1" = 40'-0"

TYPICAL WORK FOR ALL OPTIONS:
1. NEW FLOORING, PAINT AND CEILINGS
2. NEW LED LIGHTING
3. NEW HVAC DISTRIBUTION
4. NEW ELECTRICAL DISTRIBUTION

GYMNASIUM
1. REMOVE EXISTING WOOD FLOOR; REPLACE WITH NEW RESILIENT WOOD FLOORING SYSTEM
2. EXISTING MECHANICAL AND ELECTRICAL TO REMAIN 'AS IS'
3. EXISTING COURT EQUIPMENT, BLEACHERS AND INTERIOR FINISHES TO REMAIN 'AS IS'

WATERSLIDE:
THE EXISTING WATERSLIDE GEL COAT FINISH WILL BE REPAIRED.

RENOVATE EXISTING OFFICES AND LOCKER ROOMS:
1. NEW FLOORING, PARTITIONS, PAINT AND CEILINGS
2. NEW LIGHTING
3. NEW HVAC UNIT, EXHAUST FANS & DISTRIBUTION
4. REPAIR PLUMBING

AQUATICS UPGRADES:
1. REFURBISH DIVING STANDS AND CLEAN BOARDS.
2. REPLACE ALL SAFETY AND MAINTENANCE EQUIPMENT.
3. REPLACE EXISTING LIFEGUARD STANDS.
4. THOROUGHLY CLEAN AND REUSE STAINLESS STEEL GUTTERS, WATER SURFACE AGITATOR FITTINGS, AND GRAB RAILS.
5. APPLY A NEW COAT OF PLASTER.
6. RESEAL INTERIOR POOL TILE GROUT, EXISTING TILE INSTALLATIONS TO REMAIN.
7. REPLACE EXISTING DIVING BOARDS.
8. REPLACE PORTABLE ADA STAIRS WITH SIMILAR MAKE AND MODEL.
9. REPLACE ADA LIFT WITH SIMILAR MAKE AND MODEL.
10. RENOVATE OR REPLACE 25M STARTING BLOCK.
11. COVER 25Y STARTING BLOCK ANCHORS AND TIMING SYSTEM DECK PLATES.
12. REPLACE VERTICAL DEPTH MARKERS.

RENOVATE EXISTING NATATORIUM:
1. NEW HVAC DEHUMIDIFICATION UNIT & DISTRIBUTION
2. DEMOLISH POOL DECK, REPLACE PLUMBING & DRAINS, INSTALL NEW CONCRETE POOL DECK
3. NEW HIGH-PERFORMANCE COATINGS ON WALLS AND CEILINGS
4. DEMOLISH EXISTING SOLAR HW SYSTEM, REPLACE WITH NEW PHOTO-VOLTAIC PANELS
5. REPLACE ROOF INSULATION AND ROOFING
6. REPAIR STRUCTURAL CRACKS IN WALLS

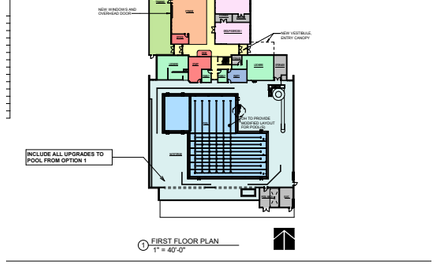
NEW INSULATED EXTERIOR GLAZING

ADD NEW SPA:
4'-2" WIDE AND 14'-8" LONG WITH A WATER DEPTH OF 3'-6" AND HYDROTHERAPY BENCH DEPTH OF 2'-0". THE SPA WILL ALSO FEATURE HYDROTHERAPY JETS LOCATED ON THE WALLS AND FRONT FACE OF THE BENCH.

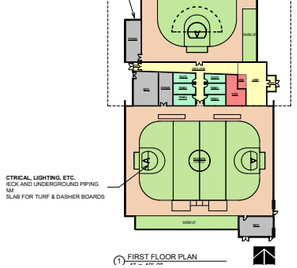
NEW FILTRATION SYSTEM:
THE NEW FILTRATION SYSTEM FOR THE LAP POOL WILL BE A HIGH-RATE PRESSURE SAND SYSTEM WITH MANUAL BACKWASH. CALCIUM HYPOCHLORITE (SOLID CHLORINE) WILL BE USED FOR PRIMARY SANITATION AND MAINTENANCE OF THE POOL WATER. ULTRAVIOLET (UV) LIGHT TREATMENT WILL BE USED AS PROVIDED AS SECONDARY SANITATION AND FOR CONTROL OF CHLORAMINE LEVELS WITHIN THE NATATORIUM. THE PH WITHIN THE POOL AND SPA WILL BE REGULATED THROUGH A MURIATIC ACID OR SODIUM BISULFATE SYSTEM, TO BE DETERMINED.

REPLACE ALL POOL HEATING EQUIPMENT
1. NEW POOL BOILERS
2. NEW PIPING WITHIN MECH. ROOM
3. NEW PUMPS

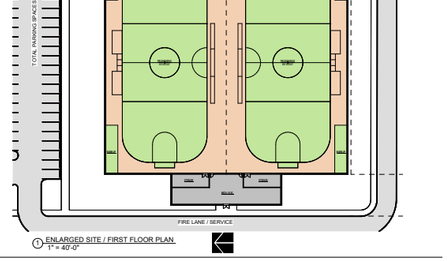
1 EXISTING FIRST FLOOR PLAN
1" = 40'-0"



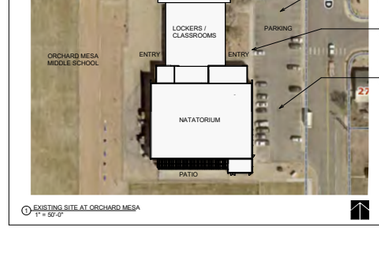
1 FIRST FLOOR PLAN
1" = 40'-0"



1 FIRST FLOOR PLAN
1" = 40'-0"



1 ENLARGED SITE / FIRST FLOOR PLAN
1" = 40'-0"



OPTION 1: PARKING LOT UPGRADES
1. REPLACE EXISTING PAVEMENT
2. NEW PARKING LOT STRIPING, INCREASE SPACES.
3. NEW ADA PARKING SPACE STRIPING AND SIGNAGE
4. REMOVE EXISTING BIKE RACK AND REPLACE WITH NEW CLOSER TO BUILDING

ACCESSIBLE ROUTE:
1. REPLACE CURB RAMP AND SIDEWALK TO CONFORM TO ANSI STANDARDS

EXTERIOR LIGHT FIXTURES:
1. REPLACE ALL EXTERIOR LIGHT FIXTURES WITH NEW LED FIXTURES AND CONTROLS

1 EXISTING SITE AT ORCHARD MESA
1" = 50'-0"

NEW BASIC HVAC, PLUMBING AND ELECTRICAL UPGRADES:
1. NEW ROOFTOP UNIT FOR HVAC
2. NEW DOMESTIC WATER HEATER
3. NEW DUCTWORK AND PLUMBING
4. NEW LIGHTING AND WIRING/GEAR
5. NEW ELECTRICAL PANELS
6. NEW ROOF INSULATION AND ROOFING
7. NEW WINDOWS

NEW FITNESS AREA:
1. DEMOLISH EXISTING WALLS & FINISHES
2. NEW FLOORING (CARPET AND VINYL TILE)
3. NEW COUNTER TOP WITH SINK & CABINETS
4. NEW UNISEX TOILET ROOMS
5. NEW CEILINGS AND LIGHTING
6. NEW HVAC DISTRIBUTION
7. NEW ELECTRICAL DISTRIBUTION

CORRIDORS:
1. NEW FLOORING, PAINT AND CEILINGS
2. NEW LED LIGHTING
3. NEW HVAC DISTRIBUTION
4. NEW ELECTRICAL DISTRIBUTION

RENOVATE EXISTING OFFICES AND LOCKER ROOMS:
1. NEW LAYOUT, FLOORING, PARTITIONS, PAINT AND CEILINGS
2. NEW LIGHTING
3. NEW HVAC UNIT, EXHAUST FANS & DISTRIBUTION
4. REPAIR PLUMBING

INCLUDE ALL UPGRADES TO POOL FROM OPTION 1

ROOM AREA SUMMARY

Name	Area
CIRC	237 SF
CIRC	366 SF
CIRC	1,068 SF
DESK	87 SF
ELEC	239 SF
FAMILY	161 SF
FITNESS	2,082 SF
GROUP	627 SF
EXERCISE-1	
GROUP	1,268 SF
EXERCISE-2	
GYMNASIUM	8,312 SF
LOCKERS	691 SF
LOCKERS	716 SF
NATATORIUM	9,394 SF

ROOM AREA SUMMARY

Name	Area
OFFICES	152 SF
OUTDOOR TRAINING	9,773 SF
PARTY	200 SF
POOL	6,552 SF
POOL MECH.	348 SF
STAFF	386 SF
STORAGE	204 SF
STORAGE	139 SF
STORAGE	118 SF
STORAGE	187 SF
STORAGE	441 SF
STORAGE	648 SF
TOILET	75 SF
TOILET	83 SF
	36,811 SF

EXISTING GYM:
1. REMOVE AND REPLACE WOOD GYM FLOORING WITH NEW RESILIENT athletic FLOORING.
2. PAINT WALLS AND CEILINGS.
3. REPAIR & EXISTING RETRACTABLE BLEACHERS.
4. UPGRADE LIGHTING TO NEW LED FIXTURES & CONTROLS SYSTEM.
5. REPLACE HVAC SYSTEM W/ NEW HEATING & COOLING PAD-MOUNTED UNIT AND DUCTWORK
6. REPLACE ROOFING AND REPAIR EXTERIOR SKIN, NEW EXTERIOR PAINT.

NEW LARGE MULTI-PURPOSE / GROUP EXERCISE ROOM:
1. NEW RESILIENT ATHLETIC FLOORING, PAINT AND CEILING
2. NEW LED LIGHTING
3. NEW SOUND SYSTEM
4. NEW HVAC DISTRIBUTION
5. NEW ELECTRICAL DISTRIBUTION

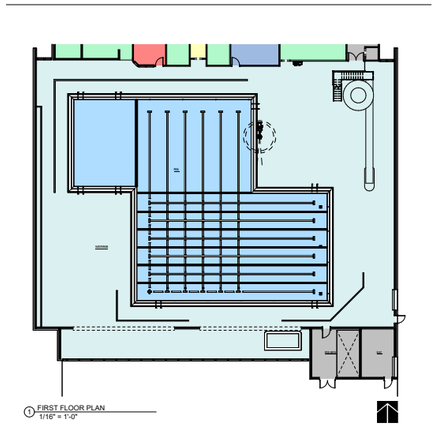
NEW SMALL MULTI-PURPOSE / GROUP EXERCISE ROOM:
1. REPAIR PARTITIONS & DOORS
2. NEW RESILIENT ATHLETIC FLOORING, PAINT AND CEILING
3. NEW LED LIGHTING
4. NEW SOUND SYSTEM
5. NEW HVAC DISTRIBUTION
6. NEW ELECTRICAL DISTRIBUTION

LOBBY:
1. NEW FLOORING, PAINT AND CEILINGS
2. NEW LED LIGHTING
3. NEW HVAC DISTRIBUTION
4. NEW ELECTRICAL DISTRIBUTION
5. NEW FRONT DESK

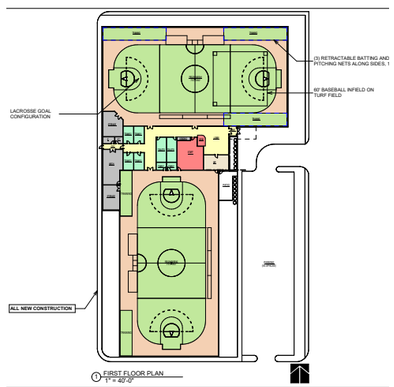
NEW PARTY ROOM AND FAMILY CHANGING ROOM

UPGRADE EXISTING POOL WITH NEW FEATURES (SEE AQUATICS DRAWING)

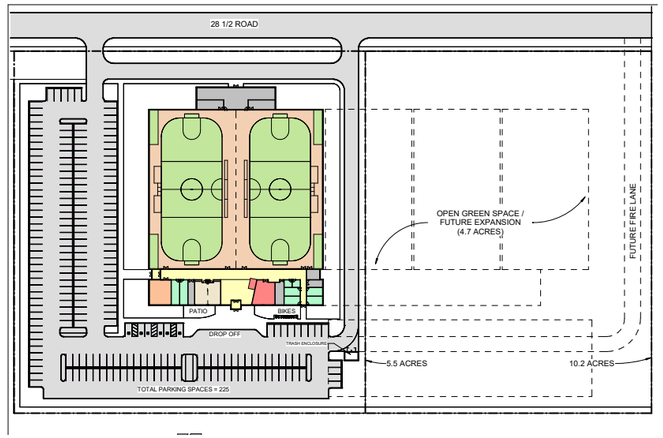
1 FIRST FLOOR PLAN
1" = 40'-0"



1 FIRST FLOOR PLAN
1/16" = 1'-0"



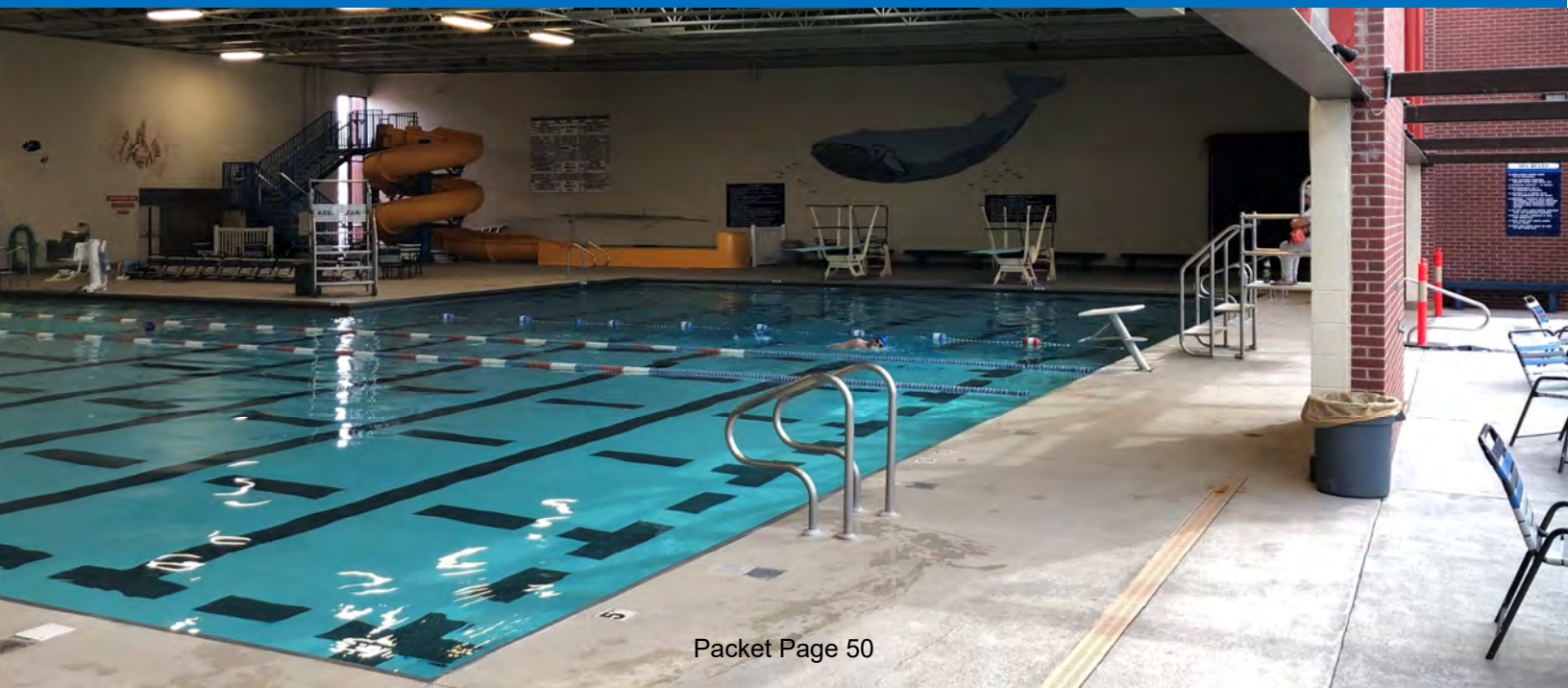
1 FIRST FLOOR PLAN
1" = 40'-0"



Orchard Mesa Recreational Facility – Renovation Option Analysis

August 2023

pros consulting LLC



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CHAPTER ONE – OPERATIONAL IMPLICATIONS

1.1 DEMOGRAPHIC ANALYSIS

- **Population:** The city's estimated 2023 population is approximately 68,000 and is projected to increase by 2% over the next 5 years. With a relatively consistent population, park and recreation services will need to strategically invest, develop, and maintain parks and facilities in relation to where future housing development areas are concentrated in the city, while seeking to enhance the existing system.
- **Age Segmentation:** Grand Junction currently has a very broad and slightly unbalanced age segmentation with the largest group being 55+ with the second largest group being 35-54. By 2028 58% of the city will be made up of people 35 years and older and those 55+ will comprise 34% of the population. This is assumed to be a consequence of a vast amount of the Baby Boomer generation shifting into the senior age segment.
- **Race and Ethnicity:** A homogenous population (80% White Alone) will likely focus the city on providing traditional programming and service offerings while always seeking to identify emerging activities and sports.
- **Household Income:** With median and per capita household income averages above state and national averages, it is important for the city to prioritize providing offerings that are first class with exceptional customer service while seeking opportunities to create revenue generation.

1.2 RECREATION TRENDS

Environmental Systems Research Institute analyzes the participation in recreation activities to determine a Market Potential Data (MPI). The MPI measures the probable demand for a product or service in the target area and communicates the likelihood that a resident of the service area will exhibit certain consumer behaviors when compared to the US National average. The National average is 100, therefore above 100 would represent a higher than average participation rate. The following charts illustrates the index of the sport and leisure market potential in the 15-minute drive time service area of Gilbert Regional Park and the correlating programmatic and facility needs. Please note: behaviors listed below are those that will be offered at the Gilbert Regional Park. Activities such as salt water fishing, auto racing and bowling have been omitted from the chart.

Consumer Behavior	Market Potential Index	Program Need	Facility Need
Frisbee/disc golf	111	Outdoor Recreation	Disc Golf Course
Golf	111	Outdoor Recreation	Disc Golf Course
Yoga	109	Fitness and Exercise	Group Exercise Studios
Bicycling (mountain)	107	Outdoor Recreation	Mountain Bike Skills Park
Hiking	106	Outdoor Recreation	Trails
Tennis	106	Fitness and Exercise	Tennis Courts
Archery	105	Outdoor Recreation	Archery Range
Swimming	105	Fitness and Exercise	Aquatic Center
Bicycling (road)	104	Fitness and Exercise	Bike Lanes
Walking for exercise	104	Fitness and Exercise	Trails and Indoor Track
Fishing (fresh water)	103	Outdoor Recreation	Lake or Pond
Jogging/running	102	Fitness and Exercise	Trails and Indoor Track
Aerobics	101	Fitness and Exercise	Group Exercise Studios
Weight lifting	101	Fitness and Exercise	Fitness Center
Volleyball	97	Youth and Adult Sports	Gymnasium and Sand Volleyball Courts
Pilates	95	Fitness and Exercise	Group Exercise Studios
Basketball	93	Youth and Adult Sports	Gymnasium and Outdoor Basketball Courts
Football	92	Youth and Adult Sports	Multi-Purpose Fields
Baseball	88	Youth and Adult Sports	Baseball Fields
Soccer	86	Youth and Adult Sports	Soccer Fields
Softball	85	Youth and Adult Sports	Softball Fields

It is critically important for the city to understand the national participation trends in recreation activities. In doing so, the department can gain general insight into the lifecycles of recreation programs (emerging, stable and declining) and thereby anticipate potential changes in need and demand for the programs and activities for residents. Locally, participation in fitness and exercise, outdoor recreation and swimming are strong.

1.3 ORCHARD MESA REDEVELOPMENT CONSIDERATIONS

In planning redevelopment scenarios for the Orchard Mesa Indoor Swimming Pool, it is important to take into consideration existing conditions, including:

- The development of the new Community Recreation Center (CRC) being developed in Matchett Park and slated to open by the end of 2025.
- The geographical service area of the future CRC.
- The current utilization/visitation of the Orchard Mesa facility.
- Expressed community need.

The following summarizes the impacts of each of these data points on the redevelopment scenarios of the Orchard Mesa Indoor Swimming Pool.

1.3.1 THE NEW CRC

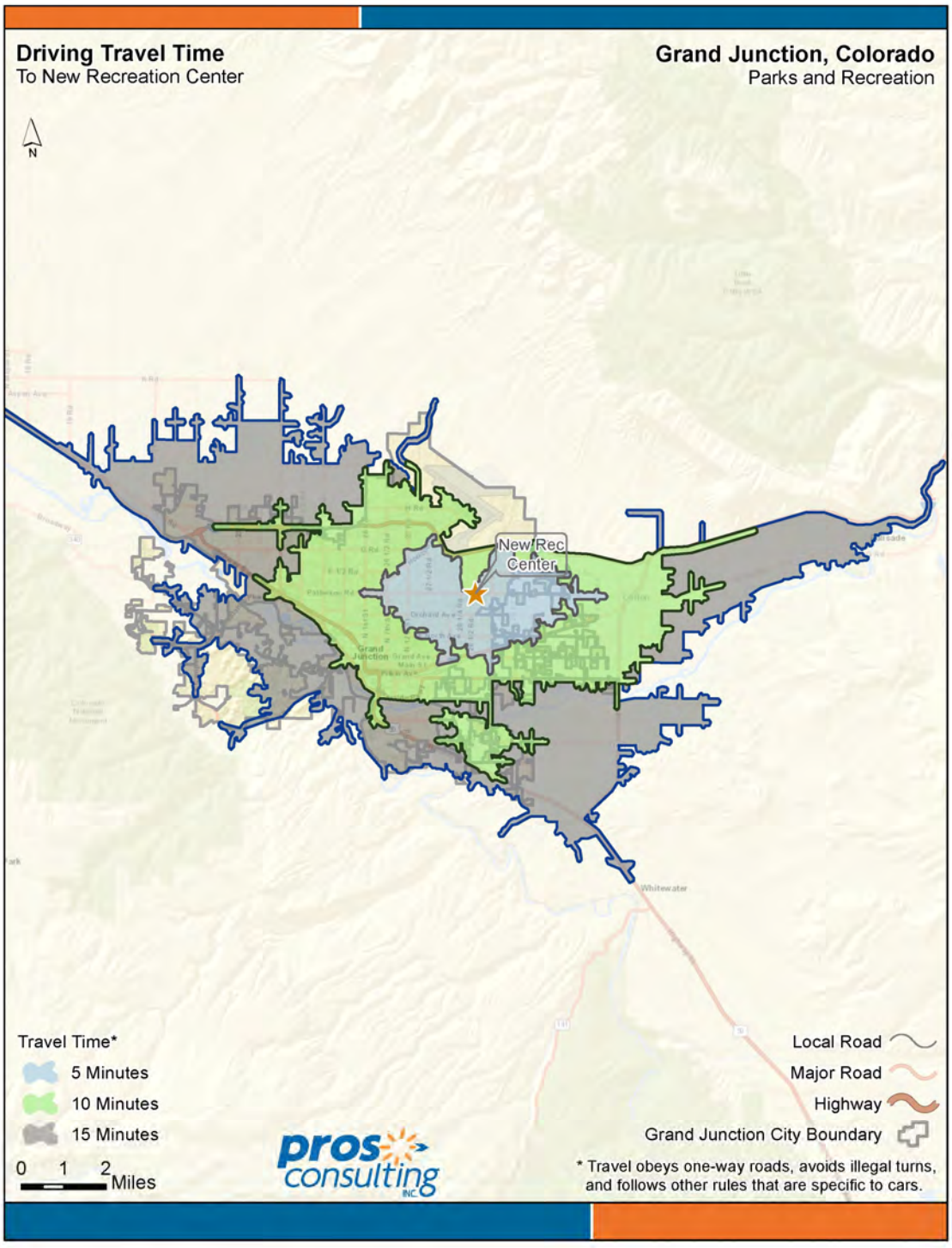
1.3.2 CRC GEOGRAPHICAL SERVICE AREA

It is expected that the primary service area of the new CRC will extend beyond the geographical boundaries of the city.

The maps on the following pages depict the travel time to the new CRC by vehicle, bus, and bicycle.

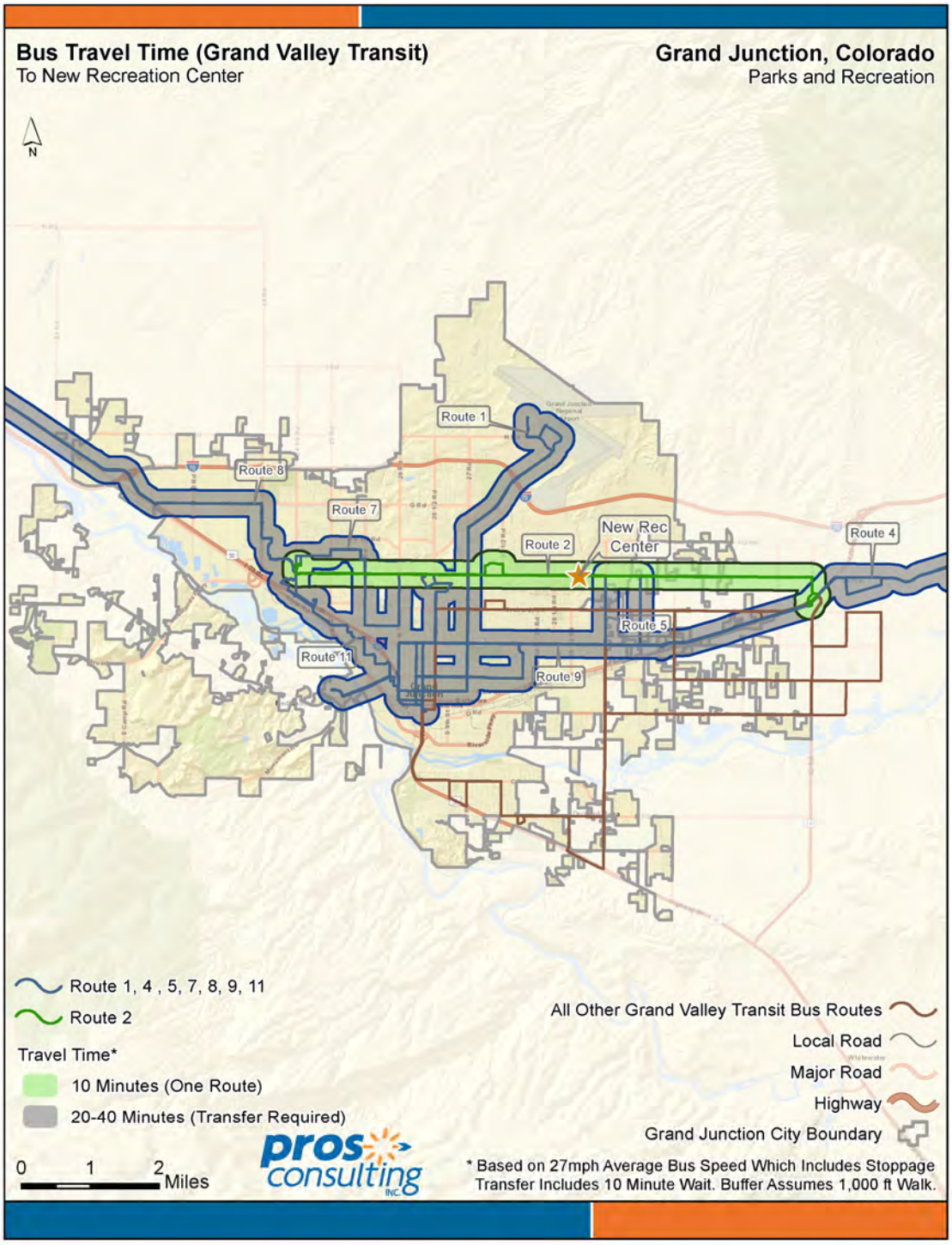
1.3.2.1 VEHICLE SERVICE AREA

As shown in the map below, the entire City of Grand Junction and some neighboring communities are within a 15 minute drive time by personal vehicle of the new CRC. PLEASE NOTE: The Orchard Mesa neighborhood is within a 10 minute drive time to the future facility.



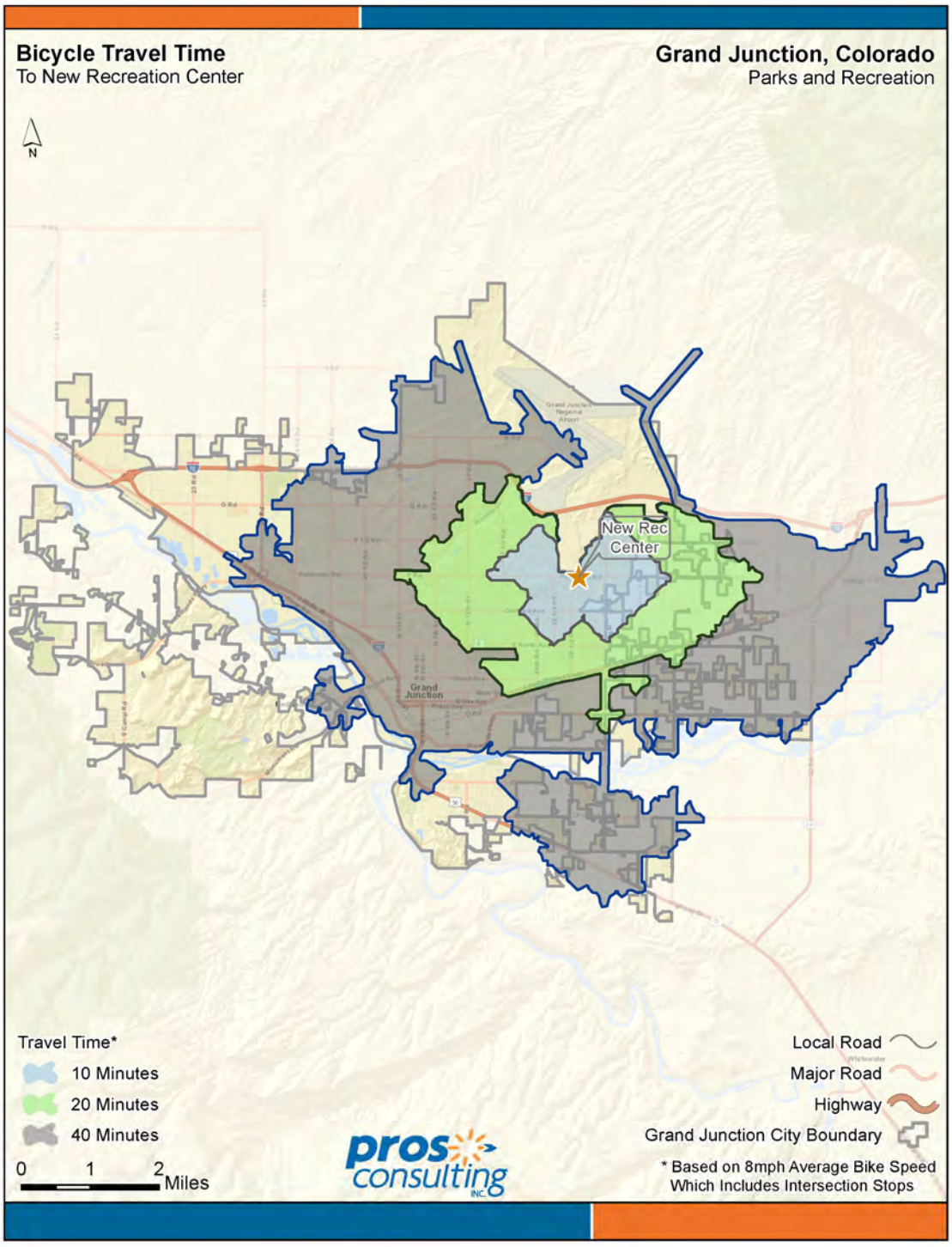
1.3.2.2 GRAND VALLEY PUBLIC TRANSIT (BUS) SERVICE AREA

As shown in the map below, some of the City of Grand Junction and neighboring communities will be able to access the new CRC by Grand Valley Transit. Future expansion of bus routes will be necessary to provide an increased level of accessibility by bus to the new CRC.



1.3.2.3 BICYCLE SERVICE AREA

As shown in the map below, much of the City of Grand Junction, including the Orchard Mesa neighborhood, as well as some neighboring communities to the east will be within a one-way, 40-minute bike ride, to the new CRC. Future expansion of bike lanes and paved trails will be necessary to provide an increased level of accessibility by bicycle to the new CRC.

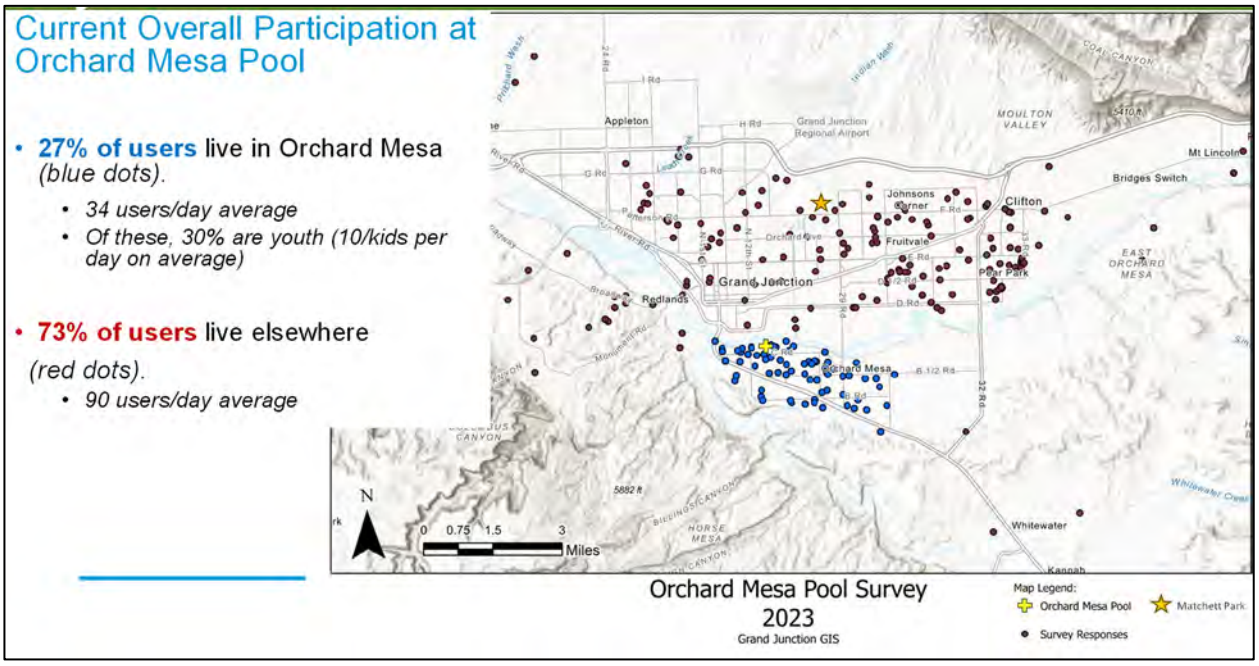


1.3.3 ORCHARD MESA CURRENT UTILIZATION

A key consideration of creating options for the redevelopment of the Orchard Mesa Indoor Swimming Pool is the evaluation of program and service participation. The City of Grand Junction interfaced 2022 program/service participant information with a GIS mapping tool to evaluate usage patterns for Orchard Mesa. The following scatter plot maps on provide a snapshot of these results:

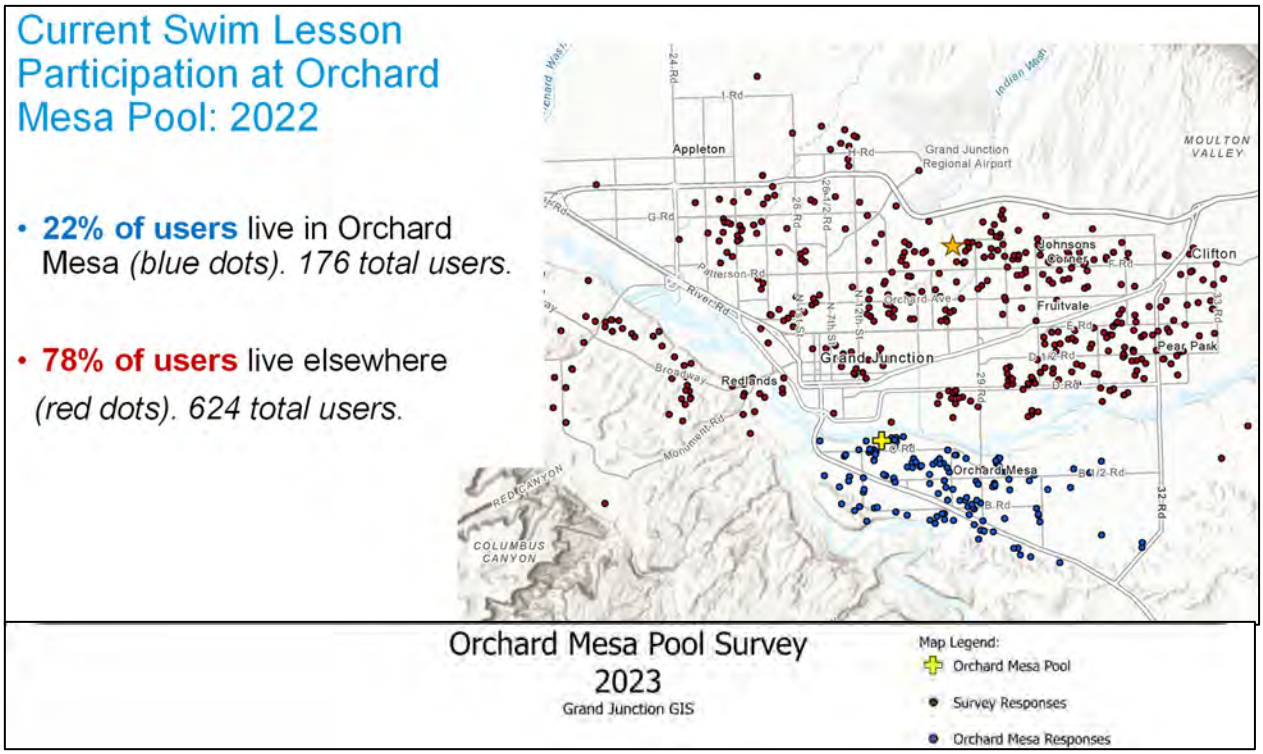
1.3.3.1 OVERALL USER PARTICIPATION

As noted in the map below, users of the Orchard Mesa Indoor Swimming Pool come from all corners of the City of Grand Junction as well as some neighboring communities. It must be noted that nearly three out of every four users of the Orchard Mesa Indoor Swimming Pool reside outside of the Orchard Mesa neighborhood, with a vast majority of these users living closer in proximity to Matchett Park, the site of the future CRC. It naturally can be assumed that - given their proximity to a newer, more robust aquatic center - a majority of these current Orchard Mesa Indoor Swimming Pool visitors will become users of the future CRC when it opens in 2025.



1.3.3.2 SWIM LESSON PARTICIPATION

As noted in the map below, participants in the swim lesson program currently offered at the Orchard Mesa Indoor Swimming Pool come from all corners of the City of Grand Junction as well as some neighboring communities. It must be noted that nearly four out of every five users of the Orchard Mesa Indoor Swimming Pool reside outside of the Orchard Mesa neighborhood, with a vast majority of these users living closer in proximity to Matchett Park, the site of the future CRC. It naturally can be assumed that - given their proximity to a newer, more robust aquatic center - a majority of these current Orchard Mesa Indoor Swimming Pool swim lesson participants will take swim lessons at the future CRC when it opens in 2025.



1.4 ORCHARD MESA RECREATIONAL FACILITY – RENOVATION OPTIONS

Upon completion of the community engagement process, the OLC developed five renovation options master plans for review by the community in August 2023.

The following sections provide an overview of the five renovation options.

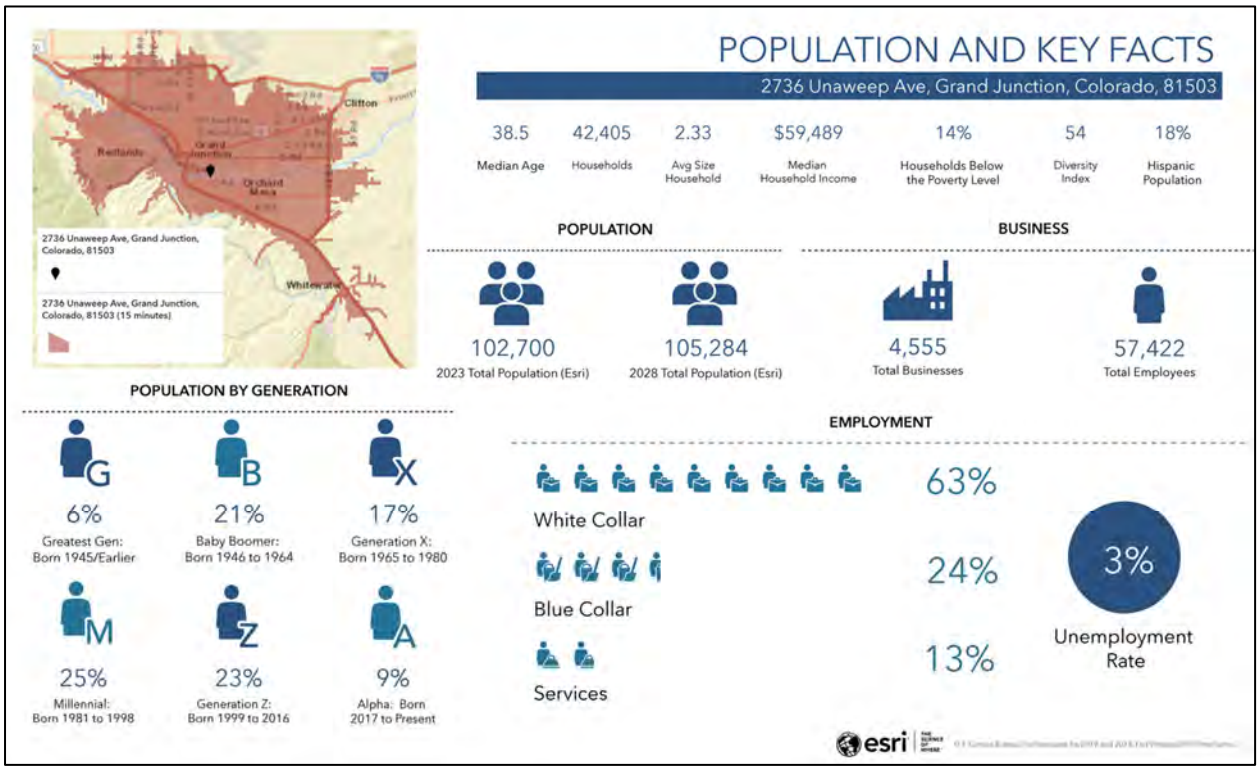
1.4.1 RENOVATION OPTION #1 – STATUS QUO

The following graphic details Renovation Option #1 for the Orchard Mesa Recreational Facility.

INSERT GRAPHIC HERE

1.4.1.1 SERVICE AREA – OPTION #1

It is expected that the primary drive time service area of the Orchard Mesa Recreational Facility under renovation option #1 will be 15 minutes. The following graphic provides a snapshot of geographical area and the demographics of the population within the 15-minute drive time service area.



1.4.1.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for Option 1.

Floor Plan Option	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 1: Status Quo	14,000	$525,000	$125,000	24%	$400,000	$28.57

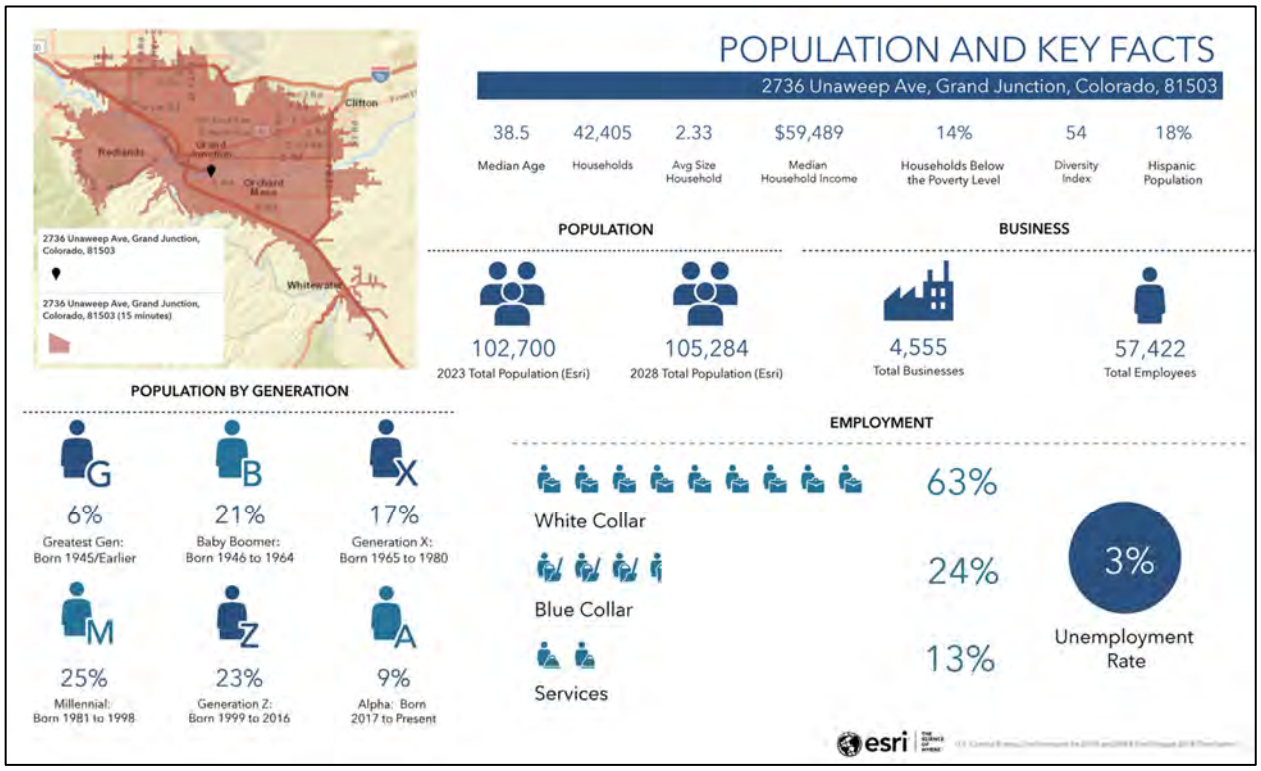
1.4.2 RENOVATION OPTION #2 – BASIC MODERNIZATION OF SWIMMING POOL

The following graphic details the Renovation Option #2 for the Orchard Mesa Recreational Facility.

INSERT GRAPHIC HERE

1.4.2.1 SERVICE AREA – OPTION #2

It is expected that the primary drive time service area of the Orchard Mesa Recreational Facility under renovation option #2 will be 15 minutes. The following graphic provides a snapshot of geographical area and the demographics of the population within the 15-minute drive time service area.



1.4.2.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for

Floor Plan Option	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 2: Basic Modernization of Pool	26,250	$650,000	$195,000	30%	$455,000	$17.33

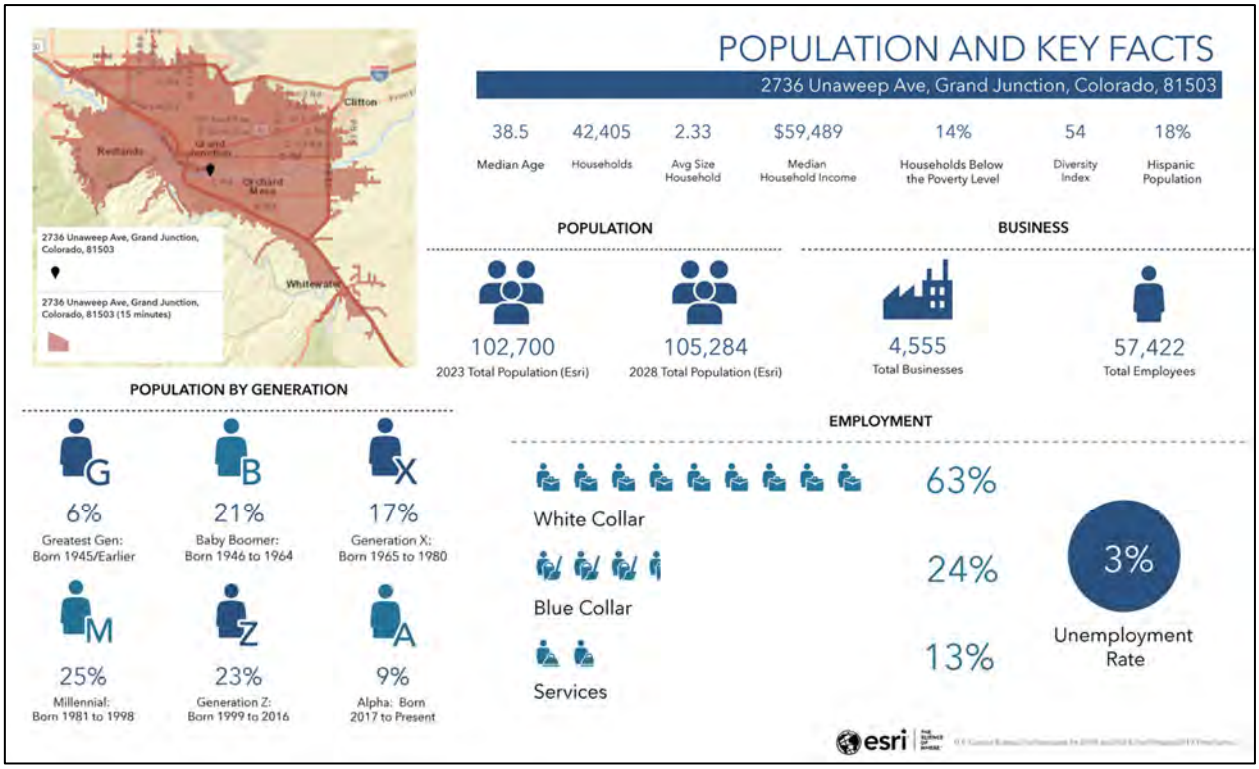
Renovation Option #2.

1.4.3 RENOVATION OPTION #3 – FULL FACILITY RENOVATION

The following graphic details the Renovation Option #3 for the Orchard Mesa Recreational Facility.

INSERT GRAPHIC HERE

1.4.3.1 SERVICE AREA – OPTION #3



It is expected that the primary drive time service area of the Orchard Mesa Recreational Facility under renovation option #3 will be 15 minutes. The following graphic provides a snapshot of geographical area and the demographics of the population within the 15-minute drive time service area.

Floor Plan Option	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 3: Full Facility Renovation	52,500	$650,000	$260,000	40%	$390,000	$7.43

1.4.3.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #3.

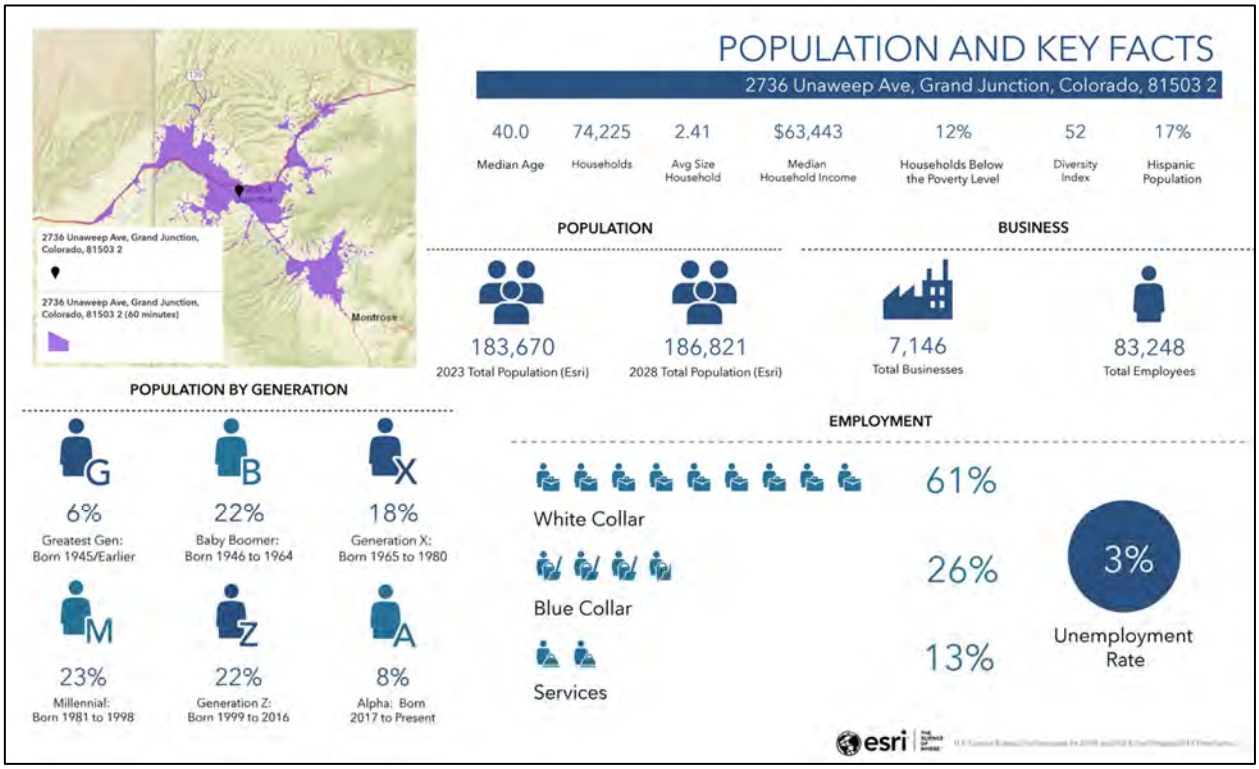
1.4.4 RENOVATION OPTION #4 – CONVERT POOL/ADD INDOOR TURF

The following graphic details the Renovation Option #4 for the Orchard Mesa Recreational Facility.

INSERT GRAPHIC HERE

1.4.4.1 SERVICE AREA – OPTION #4

It is expected that the primary drive time service area of the Orchard Mesa Recreational Facility under renovation option #4 will be 60 minutes. The following graphic provides a snapshot of geographical area and the demographics of the population within the 60-minute drive time service area.



1.4.4.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #4.

Floor Plan Option	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 4: Convert Pool/ Add Turf	78,750	$540,000	$378,000	70%	$162,000	$2.06

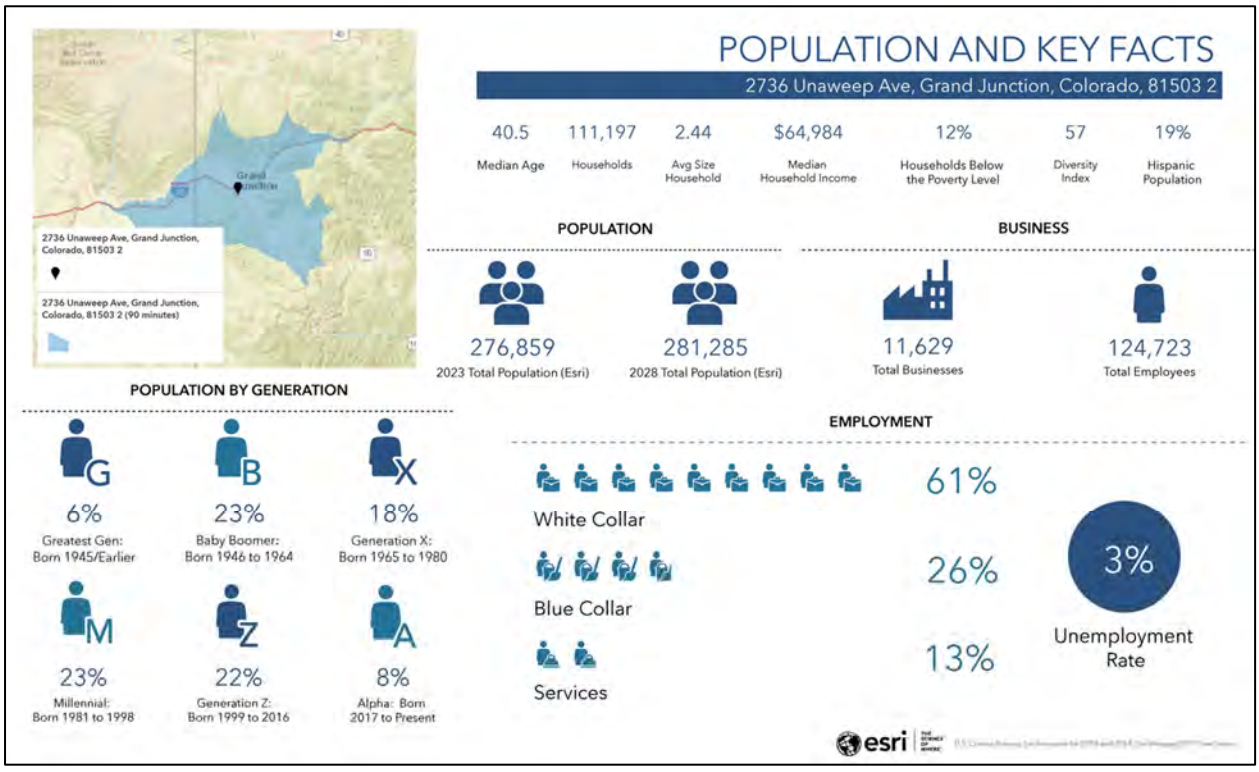
1.4.5 RENOVATION OPTION #5 – NEW FIELDHOUSE

The following graphic details the Renovation Option #5 for the Orchard Mesa Recreational Facility.

INSERT GRAPHIC HERE

1.4.5.1 SERVICE AREA – OPTION #5

It is expected that the primary drive time service area of the Orchard Mesa Recreational Facility under renovation option #5 will be 90 minutes. The following graphic provides a snapshot of geographical area and the demographics of the population within the 90-minute drive time service area.



1.4.5.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #5.

Floor Plan Option	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 5: New Fieldhouse	98,000	$630,000	$504,000	80%	$126,000	$1.29

1.5 OVERALL SUMMARY

Floor Plan Option	Capital Cost	Service Area	Service Area Population	Projected Annual Visitation	Annual Operating Cost	Annual Operating Revenue	Annual Cost Recovery	Annual Operating Subsidy	Subsidy per Visit
Option 1: Status Quo	<$800,000	15 minute drive time	102,700	14,000	$525,000	$125,000	24%	$400,000	$28.57
Option 2: Basic Modernization of Pool	$5.7M - $6.2M	15 minute drive time	102,700	26,250	$650,000	$195,000	30%	$455,000	$17.33
Option 3: Full Facility Renovation	$12.6M - $13.5M	15 minute drive time	102,700	52,500	$650,000	$260,000	40%	$390,000	$7.43
Option 4: Convert Pool/ Add Turf	$27.5M -$29M	60 minute drive time	183,670	78,750	$540,000	$378,000	70%	$162,000	$2.06
Option 5: New Fieldhouse	$30M - $33M	90 minute drive time	276,859	98,000	$630,000	$504,000	80%	$126,000	$1.29
New CRC	$70M	60 minute drive time	183,670	396,000	$3,533,000	$2,204,000	62%	$1,329,000	$3.36

8 CLOSING / COST SUMMARY

The Options that we've just described are summarized in the table in Figure 4, and also compared to the new CRC which is the gold row at the bottom. You can see that the capital cost investment, the construction cost, increases significantly for each one of the Options, but we also see projected annual visitation to increase substantially running from Option One to Five, annual cost recovery would grow substantially as well from about 24% projected for Option One and growing all the way up to 80% for Option Five. Inversely, if the cost recovery rate is lower the annual operational subsidy of taxpayer dollars would be higher so the highest level of subsidies really are around each one of the first three Options and very much driven by the expense just in operating indoor Aquatics. Options Four and Five certainly see a reduction in that overall subsidy.

The last column is an interesting piece of analysis that is important to understand. Based on projected annual visitation, the operational subsidy per visit is the amount of taxpayer dollars that are going to offset every visit that somebody makes to a facility. Whether this is the new CRC at $3.36 of taxpayer money going to offset every visit or looking at Option One at a significant amount of money, $27.78 per visit being supported by taxpayer dollars.

Looking at capital cost or debt service it's important to note that debt service is pretty much a fixed cost over a 20, 25, and sometimes a 30-year span, but operational costs over time go up, as facilities get older, and expenses increase. So, although Option Five costs a lot more to invest in upfront, the operational subsidy is a lot less on an annual basis, so the total cost of ownership over time will not be all that different from the other Options. We expect that to be true for each one of these Options going forward. In other words, we're not necessarily looking at a long-term total cost of ownership investment in Option One being significantly less than what we would look at for Option 5, however, the number of people the facility serves over that time will certainly be significantly higher in Option 5.

One of the things that was certainly learned through the course of this process is that there are a lot of people who really care about Orchard Mesa Pool and that is very important to the Parks and Recreation Department. The City is committed to operating the Orchard Mesa Pool through at least October 2026. The purpose of this study is not to recommend any course of action, but to make sure the City is looking at this objectively and making sure that they are being good stewards of taxpayer dollars.

Floor Plan Option	Capital Cost	Projected Annual Visitation	Cost Recovery	Annual Subsidy	Operational Subsidy per Visit (not including capital)
Option 1: Status Quo	<$800,000	14,400	24%	$400,000	$27.78
Option 2: Basic Modernization of Pool	$5.7M - $6.2M	26,250	30%	$455,000	$17.33
Option 3: Full Facility Renovation	$12.6M - $13.5M	52,500	40%	$390,000	$7.43
Option 4: Convert Pool/ Add Turf	$27.5M -$29M	78,750	70%	$162,000	$2.06
Option 5: New Fieldhouse	$30M - $33M	98,000	80%	$126,000	$1.29
New CRC	$70M	396,000	62%	$1,329,000	$3.36

COST ESTIMATES

Orchard Mesa Pool Rev2

Feasibility Study

May 27, 2023

23-00725.00

Prepared for OLC

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SUMMARY

Option 2 -
$775,000 mech equip
$100k new entry
20% soft costs

NEW OPTION 2

NEW OPTION 3

NEW OPTION 4

Element	Area	Cost / SF	Total
Option 1			
Building Demo Per Option	35,786	$17.76	$635,481
Site Demolition	35,786	$0.45	$16,036
Site Improvement	35,786	$5.23	$187,112
Building Construction	35,786	$64.15	~~$2,295,611~~
Contractor Indirect + Escalation	35,786	$50.05	$1,791,213
Total Estimated Construction Cost - Option 1	**35,786**	**$137.64**	**$4,925,453**
Option 2			
Building Demo Per Option	38,558	$18.95	$730,726
Site Demolition	38,558	$0.42	$16,036
Site Improvement	38,558	$4.08	$157,458
Building Construction	38,558	$155.25	$5,985,875
Contractor Indirect + Escalation	38,558	$102.12	$3,937,679
Total Estimated Construction Cost - Option 2	**38,558**	**$280.82**	**$10,827,773**
Option 3			
Building Demo Per Option	38,464	$18.70	$719,351
Site Demolition	38,464	$0.42	$16,036
Site Improvement	38,464	$4.09	$157,458
Building Construction	38,464	$216.85	$8,340,865
Contractor Indirect + Escalation	38,464	$137.20	$5,277,052
Total Estimated Construction Cost - Option 3	**38,464**	**$377.26**	**$14,510,760**
Option 4			
Building Demo Per Option	39,152	$19.41	$760,016
Site Demolition	39,152	$0.41	$16,036
Site Improvement	39,152	$4.02	$157,458
Building Construction	39,152	$171.93	$6,731,339
Contractor Indirect + Escalation	39,152	$111.88	$4,380,450
Total Estimated Construction Cost - Option 4	**39,152**	**$307.66**	**$12,045,298**
Option 5			
Building Demo Per Option	45,345	$19.73	$894,650
Site Demolition	45,345	$0.35	$16,036
Site Improvement	45,345	$3.47	$157,458

Building Construction	45,345	$301.07	$13,652,033
Contractor Indirect + Escalation	45,345	$185.52	$8,412,560
Total Estimated Construction Cost - Option 5	**45,345**	**$510.15**	**$23,132,736**
Option 6			
Building Demo Per Option	52,018	$17.20	$894,650
Site Demolition	52,018	$0.31	$16,036
Site Improvement	52,018	$3.03	$157,458
Building Construction	52,018	$301.40	$15,678,473
Contractor Indirect + Escalation	52,018	$183.99	$9,570,667
Total Estimated Construction Cost - Option 6	**52,018**	**$505.93**	**$26,317,283**
Option 7			
Building Demo Per Option	66,827		N/A
Site Demolition	66,827		N/A
Site Improvement	66,827	$22.27	$1,488,310
Building Construction	66,827	$289.62	$19,354,653
Contractor Indirect + Escalation	66,827	$178.25	$11,911,724
Total Estimated Construction Cost - Option 7	**66,827**	**$490.14**	**$32,754,687**

NEW OPTION 5

SUMMARY MATRIX - RENOVATION OPTIONS

Element		Option 1 35,786 SF Total	Option 1 Cost/SF	Option 2 38,558 SF Total	Option 2 Cost/SF	Option 3 38,464 SF Total	Option 3 Cost/SF	Option 4 39,152 SF Total	Option 4 Cost/SF
1 Site		$173,493	$4.85	$173,493	$4.85	$173,493	$4.51	$173,493	$4.43
2 Band Room		$34,236	$0.96						
3 Circulation		$89,998	$2.51	$276,336	$7.72	$306,023	$7.96	$84,134	$2.15
4 Gym		$224,424	$6.27	$1,226,551	$34.27	$1,109,055	$28.83	$1,192,834	$30.47
5 Desk								$16,214	$0.41
6 Lobby		$6,210	$0.17	$19,650	$0.55	$15,101	$0.39	$76,199	$1.95
7 Locker / Teams Rms		$208,201	$5.82	$291,582	$8.15	$292,125	$7.59	$306,114	$7.82
8 Mechanical		$8,892	$0.25	$40,000	$1.12	$67,768	$1.76	$77,568	$1.98
9 Existing Mezzanine		$4,780	$0.13	$80,242	$2.24	$84,482	$2.20	$102,502	$2.62
10 Electrical		$4,780	$0.13	$410,994	$11.48	$410,994	$10.69	$400,000	$10.22
11 Music Room		$24,192	$0.68						
12 Natatorium		$1,355,362	$37.87	$1,364,542	$38.13	$1,364,542	$35.48		
13 Office		$30,349	$0.85	$24,730	$0.69	$23,660	$0.62		
14 Pool		$924,500	$25.83	$1,739,500	$48.61	$3,974,500	$103.33		
15 Pool Mechanical		$8,700	$0.24	$18,444	$0.52	$18,444	$0.48		
16 Pool Storage / Mechanical		$12,975	$0.36	$29,362	$0.82	$14,151	$0.37		
17 Spa									
18 ST - Storage		$19,008	$0.53	$164,608	$4.60	$243,345	$6.33	$308,705	$7.88
19 Staff		$4,140	$0.12	$58,924	$1.65	$74,321	$1.93	$63,955	$1.63
20 Vestibule						$22,634	$0.59	$176,220	$4.50
21 Family				$39,746	$1.11	$53,214	$1.38		
22 Fitness				$447,815	$12.51	$355,955	$9.25	$509,127	$13.00
23 Group Exercise 1				$106,646	$2.98	$165,544	$4.30	$154,344	$3.94
24 Group Exercise 2				$223,959	$6.26	$346,529	$9.01	$355,054	$9.07
25 Outdoor Turf/Training				$50,000	$1.40	$14,306	$0.37	$50,000	$1.28
26 Party				$24,609	$0.69	$30,963	$0.81		
27 Toilet Rms				$78,362	$2.19	$72,560	$1.89	$82,590	$2.11
28 Lounge								$61,516	$1.57
28 Vending									
29 Viewing								$139,671	$3.57
30 Warm Up Zone								$396,781	$10.13
31 Field House								$2,937,828	$75.04
Subtotal Cost		$3,134,239	$87.58	$6,890,094	$192.54	$9,233,709	$240.06	$7,664,848	$195.77
General Conditions	7.5%	$235,068	$6.57	$516,757	$14.44	$692,528	$18.00	$574,864	$14.68
General Requirements	5.5%	$185,312	$5.18	$407,377	$11.38	$545,943	$14.19	$453,184	$11.58
Bonds & Insurance	2.0%	$71,092	$1.99	$156,285	$4.37	$209,444	$5.45	$173,858	$4.44
Contractor's Fee	5.0%	$181,286	$5.07	$398,526	$11.14	$534,081	$13.89	$443,338	$11.32
Design Contingency	12.0%	$456,840	$12.77	$1,004,285	$28.06	$1,345,885	$34.99	$1,117,211	$28.54
Construction Contingency	5.0%	$213,192	$5.96	$468,666	$13.10	$628,079	$16.33	$521,365	$13.32
Escalation to MOC, 11/01/25	10.0%	$448,424	$12.53	$985,784	$27.55	$1,321,092	$34.35	$1,096,631	$28.01
Total Estimated Construction Cost		$4,925,453	$137.64	$10,827,773	$302.57	$14,510,760	$377.26	$12,045,298	$307.66

NEW WAVE POOL, L. POOL

SUMMARY MATRIX - NEW-BUILD OPTIONS

		Option 5 45,345 SF		Option 6 52,018 SF		Option 7 66,827 SF	
Element		Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
1 General Requirements (Incl. Below)		$15,000	$0.33	$15,000	$0.29	$15,000	$0.22
2 Sitework		$1,068,143	$23.56	$1,068,143	$20.53	$1,488,310	$22.27
3 Concrete		$1,269,660	$28.00	$1,456,504	$28.00	$1,871,156	$28.00
4 Masonry							
5 Metals		$5,239,675	$115.55	$6,007,070	$115.48	$7,041,835	$105.37
6 Wood & Plastics		$170,044	$3.75	$195,068	$3.75	$250,601	$3.75
7 Thermal & Moisture		$45,345	$1.00	$52,018	$1.00	$66,827	$1.00
8 Doors & Windows		$150,000	$3.31	$150,000	$2.88	$255,000	$3.82
9 Finishes		$1,172,634	$25.86	$1,395,743	$26.83	$1,794,129	$26.85
10 Specialties		$225,000	$4.96	$225,000	$4.33	$225,000	$3.37
11 Equipment		$150,000	$3.31	$200,000	$3.84	$150,000	$2.24
12 Furnishings							
13 Special Construction							
14 Conveying							
15 Mechanical		$2,947,425	$65.00	$3,381,170	$65.00	$4,343,755	$65.00
16 Electrical		$2,267,250	$50.00	$2,600,900	$50.00	$3,341,350	$50.00
Subtotal Cost		$14,720,176	$324.63	$16,746,616	$321.94	$20,842,963	$311.89
General Conditions	7.5%	$1,104,013	$6.57	$1,255,996	$24.15	$1,563,222	$23.39
General Requirements	5.5%	$870,330	$5.18	$990,144	$19.03	$1,232,340	$18.44
Bonds & Insurance	2.0%	$333,890	$1.99	$379,855	$7.30	$472,771	$7.07
Contractor's Fee	5.0%	$851,420	$5.07	$968,631	$18.62	$1,205,565	$18.04
Design Contingency	12.0%	$2,145,580	$12.77	$2,440,949	$46.93	$3,038,023	$45.46
Construction Contingency	5.0%	$1,001,270	$5.96	$1,139,109	$21.90	$1,417,744	$21.22
Escalation to MOC, 11/01/25	10.0%	$2,106,055	$12.53	$2,395,984	$46.06	$2,982,059	$44.62
Total Estimated Construction Cost		$23,132,736	$510.15	$26,317,283	$505.93	$32,754,687	$490.14

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
1. Enclosed Areas (x 100%)							
Level 1	34,726	36,616	36,421	36,540	45,345	51,853	66,827
Mezzanine	1,060	1,060	1,060	1,060			
Total Enclosed	35,786	37,676	37,481	37,600	45,345	51,853	66,827
2. Unenclosed Areas (x 50%)							
Canopies			330	1,340		330	
Outdoor Turf/Training		1,763	1,635	1,763			
Total Unenclosed		882	983	1,552		165	
Total Gross Floor Area	35,786	38,558	38,464	39,152	45,345	52,018	66,827

Option 1

SUMMARY - OPTION 1

	Element		Total	Cost / SF
01	Site		$173,493	$4.85
02	Band Room		$34,236	$0.96
03	Circulation		$89,998	$2.51
04	Gym		$224,424	$6.27
05	Desk			
06	Lobby		$6,210	$0.17
07	Locker / Teams		$208,201	$5.82
08	Mechanical		$8,892	$0.25
09	Existing Mezzanine		$4,780	$0.13
10	Electrical		$4,780	$0.13
11	Music Room		$24,192	$0.68
12	Natatorium		$1,355,362	$37.87
13	Office		$30,349	$0.85
14	Pool		$924,500	$25.83
15	Pool Mechanical		$8,700	$0.24
16	Pool Storage / Mechanical		$12,975	$0.36
17	Spa			
18	ST - Storage		$19,008	$0.53
19	Staff		$4,140	$0.12
	Subtotal		$3,134,239	$87.58
	General Conditions	7.50%	$235,068	$6.57
	Subtotal		$3,369,307	$94.15
	General Requirements	5.50%	$185,312	$5.18
	Subtotal		$3,554,619	$99.33
	Bonds & Insurance	2.00%	$71,092	$1.99
	Subtotal		$3,625,712	$101.32
	Contractor's Fee	5.00%	$181,286	$5.07
	Subtotal		$3,806,997	$106.38
	Design Contingency	12.00%	$456,840	$12.77
	Subtotal		$4,263,837	$119.15
	Construction Contingency	5.00%	$213,192	$5.96
	Subtotal		$4,477,029	$125.11
	Escalation to MOC, 11/01/25	10.02%	$448,424	$12.53
	TOTAL ESTIMATED CONSTRUCTION COST		$4,925,453	$137.64

Total Area: 35,786 SF

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Site				
2 Site Work / Demolition				
Demo Pavement	21,970	sf	$0.65	$14,281
Replace Asphalt Pavement	21,970	sf	$4.50	$98,865
Restripe Asphalt Pavement	21,970	sf	$0.25	$5,493
Accessible Route				
Demo curb ramp and Sidewalk to conform to ANSI Standards	2,700	sf	$0.65	$1,755
Replace Curb Ramp to conform to ANSI Standards	2	ea	$550.00	$1,100
Replace Sidewalk to conform to ANSI Standards	2,700	sf	$10.00	$27,000
Exterior Light Fixtures				
Replace all exterior light fixtures with new LED fixtures and controls, $25,000 allowance	1	al	$25,000.00	$25,000
Total - Site				**$173,493**
Band Room	1,268	sf		
2 Site Works / Demolition				
Building Demolition	1,268	sf	$10.00	$12,680
Hazardous Material Mitigation - asbestos	1,268	sf	$15.00	$19,020
Replace building footprint with Sod and Irrigation	1,268	sf	$2.00	$2,536
Total - Band Room				**$34,236**
Circulation	1,818	sf		
2 Site Works / Demolition				
Building Demolition	1,034	sf	$10.00	$10,340
Hazardous Material Mitigation - asbestos	1,034	sf	$15.00	$15,510
Replace building footprint with Sod and Irrigation	1,034	sf	$2.00	$2,068
8 Doors & Windows				
New building access/entry, $15,000 allowance	1	al	$15,000.00	$15,000
9 Finishes				
Minor finish upgrade, allowance	784	sf	$2.50	$1,960
New exterior walls and roof tie-in	960	sf	$40.00	$38,400
New exterior finishes	960	sf	$7.00	$6,720
Total - Circulation				**$89,998**

DETAIL ELEMENTS - OPTION 1

Element		Quantity	Unit	Unit Cost	Total
Gym		8,312	sf		
2	Site Works / Demolition				
	Building Demolition	8,312	sf	$10.00	$83,120
	Hazardous Material Mitigation - asbestos	8,312	sf	$15.00	$124,680
	Replace building footprint with Sod and Irrigation	8,312	sf	$2.00	$16,624
Total - Gym					$224,424
Desk					NA
Total - Desk					
Lobby					
9	Finishes				
	Minor finish upgrade / tie-in, allowance	414	sf	$15.00	$6,210
Total - Lobby					$6,210
Locker / Teams		1,414	sf		
2	Site Works / Demolition				
	Building Demolition	1,809	sf	$10.00	$18,090
	Hazardous Material Mitigation - asbestos	1,809	sf	$15.00	$27,135
	Replace building footprint with Sod and Irrigation	1,809	sf	$2.00	$3,618
9	New Finishes				
	New Flooring	1,414	sf	$15.00	$21,210
	New Paint	1,414	sf	$2.00	$2,828
	New Ceilings	1,414	sf	$5.70	$8,060
15	Plumbing / HVAC				
	Repair Plumbing	1,414	sf	$20.00	$28,280
	New HVAC unit, Exhaust fans & Distribution	1,414	sf	$45.00	$63,630
16	Electrical				
	New Lighting	1,414	sf	$25.00	$35,350
Total - Locker / Teams					$208,201
Mechanical					
2	Site Works / Demolition				
	Building Demolition	312	sf	$10.00	$3,120
	Hazardous Material Mitigation - asbestos	312	sf	$15.00	$4,680
	Replace building footprint with Sod and Irrigation	312	sf	$3.50	$1,092
Total - Mechanical					$8,892

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Existing Mezzanine	1,060	sf		
9 New Finishes				
New Flooring	1,060	sf	$10.00	$10,600
New Paint	1,060	sf	$2.00	$2,120
New Ceilings	1,060	sf	$5.00	$5,300
15 Plumbing / HVAC				
New HVAC	1,060	sf	$18.00	$19,080
16 Electrical				
New Electrical Distribution	1,060	sf	$15.00	$15,900
New LED Lighting	1,060	sf	$25.00	$26,500
Total - Existing Mezzanine				**$79,500**
Electrical	239	sf		
16 Electrical				
New Electrical Distribution	239	sf	$20.00	$4,780
Total - Electrical				**$4,780**
Music Room	896	sf		
2 Site Works / Demolition				
Building Demolition	896	sf	$10.00	$8,960
Hazardous Material Mitigation - asbestos	896	sf	$15.00	$13,440
Replace building footprint with Sod and Irrigation	896	sf	$2.00	$1,792
Total - Music Room				**$24,192**
Natatorium	15,732	sf		
2 Site Works / Demolition				
Demo Pool Deck	9,180	sf	$8.00	$73,440
3 Concrete				
Install New Concrete @ Pool Deck	9,180	sf	$14.00	$128,520
4 Masonry				
Repair Structural Cracks in Walls	15,732	sf	$5.00	$78,660
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	15,732	sf	$28.00	$440,496
8 Doors & Windows				
New Insulated Exterior Glazing - full height. $40,000 allowance	1	ls	$40,000.00	$40,000
9 Finishes				
New high-performance coatings on walls and ceilings	15,732	sf	$2.50	$39,330

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
15 Plumbing / HVAC				
Replace plumbing & drains @ pool deck	9,180	sf	$8.20	$75,276
Hot Water System				
Demo existing solar HW System	1	ls	$15,000.00	$15,000
Replace HW system with new Photo-Voltaic Panels	1	ls	$150,000.00	$150,000
New HVAC dehumidification unit & Distribution	15,732	sf	$20.00	$314,640
Total - Natatorium				**$1,355,362**
Office	455	sf		
9 New Finishes				
New Flooring	455	sf	$14.00	$6,370
New Paint	455	sf	$2.00	$910
New Ceilings	455	sf	$5.70	$2,594
15 Plumbing / HVAC				
New HVAC unit, Exhaust fans & Distribution	455	sf	$20.00	$9,100
16 Electrical				
New Lighting	455	sf	$25.00	$11,375
Total - Office				**$30,349**
Pool				
11 Equipment				
Pool Allowance - Light Remodel: $500,000-$700,000	1	ls	$700,000.00	$700,000
All new pool mechanical equipment (mechanical room footprint to remain intact)				
Existing lap pool underground piping to remain				
Existing waterslide and associated mechanical systems to remain				
Refinish waterslide with new gel coat				
Add new 100 SF spa				
Cosmetic updates to the lap pool (new plaster, removal of surface corrosion on S/S items, resurface starting blocks, new depth markers, etc.)				
Add “minor” features to lap pool including Aqua Zip’n, volleyball, basketball, and log roll				
Replace ADA lift				
Replace all safety and maintenance equipment	1	ls	$25,000.00	$25,000
Replace portable ADA stair with similar make and model	1	ls	$7,500.00	$7,500
New Pool Boilers, $100,000 allowance	1	ls	$100,000.00	$100,000
New Pumps, $25,000 allowance	1	ls	$25,000.00	$25,000
New filtration system, $50,000 allowance	1	ls	$50,000.00	$50,000

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
12 Furnishings				
Refurbish diving stands and clean boards	1	ls	$5,000.00	$5,000
Replace all lifeguard stands	1	ls	$12,000.00	$12,000
Total - Pool				**$924,500**
Pool Mechanical	348	sf		
15 Plumbing / HVAC				
New Piping Within Mechanical Room	348	sf	$25.00	$8,700
Total - Pool Mechanical				**$8,700**
Pool Storage / Mechanical	519	sf		
15 Plumbing / HVAC				
New Piping Within Mechanical Room	519	sf	$25.00	$12,975
Total - Pool Storage / Mechanical				**$12,975**
Spa	100	sf		See Pool Cost
Total - Spa				
ST - Storage	778	sf		
2 Site Works / Demolition				
Building Demolition	704	sf	$10.00	$7,040
Hazardous Material Mitigation - asbestos	704	sf	$15.00	$10,560
Replace building footprint with Sod and Irrigation	704	sf	$2.00	$1,408
Total - ST - Storage				**$19,008**
Staff	258	sf		
2 Site Works / Demolition				
Building Demolition	258	sf	$10.00	$2,580
Hazardous Material Mitigation - asbestos	258	sf	$15.00	$3,870
Replace building footprint with Sod and Irrigation	258	sf	$2.00	$516
Total - Staff				**$6,966**

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Vestibule	414	sf		
9 Finishes				
Minor finish upgrade, allowance	414	sf	$10.00	$4,140
Total - Vestibule				$4,140
Family				NA
Total - Family				
Fitness				NA
Total - Fitness				
Group Exercise 1				NA
Total - Group Exercise 1				
Group Exercise 2				NA
Total - Group Exercise 2				
Outdoor Turf/Training				NA
Total - Outdoor Turf/Training				
Party				NA
Total - Party				
Toilet Rms				NA
Total - Toilet Rms				
Lounge				NA
Total - Lounge				

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Vending				NA
Total - Vending				
Viewing				NA
Total - Viewing				
Warm Up Zone				NA
Total - Warm Up Zone				
Field House				NA
Total - Field House				

Option 2

SUMMARY - OPTION 2

	Element		Total	Cost / SF
01	Site		$173,493	$4.85
02	Band Room			
03	Circulation		$276,336	$7.72
04	Gym		$1,226,551	$34.27
05	Desk			
06	Lobby		$19,650	$0.55
07	Locker / Teams		$291,582	$8.15
08	Mechanical		$40,000	$1.12
09	Existing Mezzanine		$80,242	$2.24
10	Electrical		$410,994	$11.48
11	Music Room			
12	Natatorium		$1,364,542	$38.13
13	Office		$24,730	$0.69
14	Pool		$1,739,500	$48.61
15	Pool Mechanical		$18,444	$0.52
16	Pool Storage / Mechanical		$29,362	$0.82
17	Spa			
18	ST - Storage		$164,608	$4.60
19	Staff		$58,924	$1.65
20	Vestibule			
21	Family		$39,746	$1.11
22	Fitness		$447,815	$12.51
23	Group Exercise 1		$106,646	$2.98
24	Group Exercise 2		$223,959	$6.26
25	Outdoor Turf/Training		$50,000	$1.40
26	Party		$24,609	$0.69
27	Toilet Rms		$78,362	$2.19
	Subtotal		$6,890,094	$192.54
	General Conditions	7.50%	$516,757	$14.44
	Subtotal		$7,406,851	$206.98
	General Requirements	5.50%	$407,377	$11.38
	Subtotal		$7,814,228	$218.36
	Bonds & Insurance	2.00%	$156,285	$4.37
	Subtotal		$7,970,513	$222.73
	Contractor's Fee	5.00%	$398,526	$11.14
	Subtotal		$8,369,038	$233.86
	Design Contingency	12.00%	$1,004,285	$28.06

SUMMARY - OPTION 2

Element		Total	Cost / SF
Subtotal		$9,373,323	$261.93
Construction Contingency	5.00%	$468,666	$13.10
Subtotal		$9,841,989	$275.02
Escalation to MOC, 11/01/25	10.02%	$985,784	$27.55
TOTAL ESTIMATED CONSTRUCTION COST		$10,827,773	$302.57

Total Area: 35,786 SF

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Site				
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Site				**$173,493**
Band Room				NA
Total - Band Room				
Circulation	1,818	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,818	sf	$10.00	$18,180
Hazardous Material Mitigation - asbestos	1,818	sf	$15.00	$27,270
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,818	sf	$28.00	$50,904
8 Doors & Windows				
New Windows	1,818	sf	$3.00	$5,454
New Doors	1,818	sf	$4.00	$7,272
9 New Finishes				
New Flooring	1,818	sf	$14.00	$25,452
New Partitions	1,818	sf	$10.00	$18,180
New Paint	1,818	sf	$2.00	$3,636
New Ceilings	1,818	sf	$5.00	$9,090
15 Plumbing / HVAC				
New HVAC Distribution	1,818	sf	$18.00	$32,724
New Plumbing work	1,818	sf	$18.00	$32,724
16 Electrical				
New Electrical Distribution	1,818	sf	$15.00	$27,270
New LED Lighting	1,818	sf	$10.00	$18,180
Total - Circulation				**$276,336**
Gym	8,312	sf		
2 Site Works / Demolition				
Interior Building Demolition	8,312	sf	$10.00	$83,120
Hazardous Material Mitigation - asbestos	8,312	sf	$15.00	$124,680
Remove existing retractable bleachers	1	ls	$20,000.00	$20,000
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	8,312	sf	$28.00	$232,736
Repair exterior skin	1	ls	$25,000.00	$25,000
New exterior Paint	8,312	sf	$1.55	$12,884
8 Doors & Windows				
New Windows	8,312	sf	$3.00	$24,936
New doors	8,312	sf	$2.00	$16,624

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
Remove and Replace wood gym flooring with new resilient athletic (synthetic) flooring	8,312	sf	$17.50	$145,460
New Paint at all interior surfaces	8,312	sf	$2.10	$17,455
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	8,312	sf	$25.00	$207,800
New Plumbing work	8,312	sf	$10.00	$83,120
16 Electrical				
New Electrical Distribution	8,312	sf	$18.00	$149,616
Replace ext. lighting with mew LED Light fixtures and control system	8,312	sf	$10.00	$83,120
Total - Gym				**$1,226,551**
Desk				See Lobby
Total - Desk				
Lobby	90	sf		
2 Site Works / Demolition				
Interior Building Demolition	90	sf	$10.00	$900
Hazardous Material Mitigation - asbestos	90	sf	$15.00	$1,350
6 Wood & Plastics				
New Front Desk	1	ea	$7,500.00	$7,500
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	90	sf	$28.00	$2,520
9 New Finishes				
New Flooring	90	sf	$14.00	$1,260
New Paint	90	sf	$2.00	$180
New Ceilings	90	sf	$5.00	$450
15 Plumbing / HVAC				
New HVAC Distribution	90	sf	$18.00	$1,620
New Plumbing work	90	sf	$18.00	$1,620
16 Electrical				
New Electrical Distribution	90	sf	$15.00	$1,350
New LED Lighting	90	sf	$10.00	$900
Total - Lobby				**$19,650**
Locker / Teams	1,407	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,407	sf	$10.00	$14,070
Hazardous Material Mitigation - asbestos	1,407	sf	$15.00	$21,105

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,407	sf	$10.00	$14,070
8 Doors & Windows				
New doors	1,407	sf	$8.00	$11,256
9 New Finishes				
New Flooring	1,407	sf	$15.00	$21,105
New Partitions	1,407	sf	$16.00	$22,512
New Paint	1,407	sf	$2.00	$2,814
New Ceilings	1,407	sf	$5.70	$8,020
10 Specialties				
Locker Room Specialties	1	ls	$50,000.00	$50,000
15 Plumbing / HVAC				
Repair Plumbing	1,407	sf	$20.00	$28,140
New HVAC unit, Exhaust fans & Distribution	1,407	sf	$45.00	$63,315
16 Electrical				
New Lighting	1,407	sf	$25.00	$35,175
Total - Locker / Teams				**$291,582**
Mechanical				NA
15 Plumbing / HVAC				
New Rooftop Unit	1	ls	$20,000.00	$20,000
New Domestic Water Heater	1	ls	$20,000.00	$20,000
Total - Mechanical				**$40,000**
Existing Mezzanine	1,060	sf		
9 New Finishes				
New Flooring	1,060	sf	$10.00	$10,600
New Paint	1,060	sf	$2.00	$2,120
New Ceilings	1,060	sf	$5.70	$6,042
15 Plumbing / HVAC				
New HVAC	1,060	sf	$18.00	$19,080
16 Electrical				
New Electrical Distribution	1,060	sf	$15.00	$15,900
New LED Lighting	1,060	sf	$25.00	$26,500
Total - Existing Mezzanine				**$80,242**
Electrical	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	$28.00	$6,692

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	239	sf	$18.00	$4,302
New Electrical switchgear	1	ea	$300,000.00	$300,000
New Electrical panels	1	ls	$100,000.00	$100,000
Total - Electrical				**$410,994**
Music Room				NA
Total - Music Room				
Natatorium	15,772	sf		
2 Site Works / Demolition				
Demo Pool Deck	9,180	sf	$8.00	$73,440
3 Concrete				
Install New Concrete @ Pool Deck	9,180	sf	$14.00	$128,520
4 Masonry				
Repair Structural Cracks in Walls	15,732	sf	$5.00	$78,660
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	15,732	sf	$28.00	$440,496
8 Doors & Windows				
New Insulated Exterior Glazing - full height. $25,000 allowance	1	ls	$40,000.00	$40,000
New Doors	9,180	sf	$1.00	$9,180
9 Finishes				
New high-performance coatings on walls and ceilings	15,732	sf	$2.50	$39,330
15 Plumbing / HVAC				
Replace plumbing & Drains @ pool deck	9,180	sf	$8.20	$75,276
Hot Water System				
Demo existing solar HW System	1	ls	$15,000.00	$15,000
Replace HW system with new Photo-Voltaic Panels	1	ls	$150,000.00	$150,000
New HVAC dehumidification unit & Distribution	15,732	sf	$20.00	$314,640
Total - Natatorium				**$1,364,542**
Office	152	sf		
2 Site Works / Demolition				
Interior Building Demolition	152	sf	$10.00	$1,520
Hazardous Material Mitigation - asbestos	152	sf	$15.00	$2,280
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	152	sf	$28.00	$4,256
9 New Finishes				
New Flooring	152	sf	$14.00	$2,128
New Partitions	152	sf	$16.00	$2,432
New Paint	152	sf	$2.00	$304

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
New Ceilings	152	sf	$5.70	$866
15 Plumbing / HVAC				
Repair Plumbing	152	sf	$12.00	$1,824
New HVAC Distribution	152	sf	$35.00	$5,320
16 Electrical				
New Lighting	152	sf	$25.00	$3,800
Total - Office				**$24,730**
Pool	6,552	sf		
11 Equipment				
Pool Allowance - Moderate Remodel: $1,200,000-$1,600,000	1	ls	$1,600,000.00	$1,600,000
All new pool mechanical equipment (mechanical room footprint to remain intact)				
Existing lap pool underground piping to remain				
Existing waterslide and associated mechanical systems to remain				
Refinish waterslide with new gel coat				
Add new 500 SF sprayground				
Add new 100 SF spa				
Cosmetic updates to the lap pool (new plaster, removal of surface corrosion on S/S items, new depth markers, etc.)				
Add “minor” features to lap pool including Aqua Zip’n, volleyball, basketball, log roll, and floarables				
Add "major" features to lap pool including climbing wall,NinjaCross, diving board and stand				
Install new concrete stairs and underwater bench in existing lap pool				
Replace ADA lift				
Replace all safety and maintenance equipment	1	ls	$25,000.00	$25,000
Replace portable ADA stair with similar make and model	1	ls	$7,500.00	$7,500
12 Furnishings				
Refurbish diving stands and clean boards	1	ls	$25,000.00	$25,000
Replace all lifeguard stands	1	ls	$50,000.00	$50,000
New Pool Boilers, $15,000 allowance	1	ls	$15,000.00	$15,000
New Pumps, $10,000 allowance	1	ls	$5,000.00	$5,000
New filtration system, $40,000 allowance	1	ls	$12,000.00	$12,000
Total - Pool				**$1,739,500**
Pool Mechanical	348	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	348	sf	$28.00	$9,744

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
15 Plumbing / HVAC				
New Piping Within Mechanical Room	348	sf	$25.00	$8,700
Total - Pool Mechanical				**$18,444**
Pool Storage / Mechanical	554	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	554	sf	$28.00	$15,512
15 Plumbing / HVAC				
New Piping Within Mechanical Room	554	sf	$25.00	$13,850
Total - Pool Storage / Mechanical				**$29,362**
Spa	100	sf		See Pool Cost
Total - Spa				
ST - Storage	1,286	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,286	sf	$10.00	$12,860
Hazardous Material Mitigation - asbestos	1,286	sf	$15.00	$19,290
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,286	sf	$28.00	$36,008
9 New Finishes				
New Flooring	1,286	sf	$10.00	$12,860
New Partitions	1,286	sf	$10.00	$12,860
New Paint	1,286	sf	$2.00	$2,572
New Ceilings	1,286	sf	$5.00	$6,430
15 Plumbing / HVAC				
New HVAC	1,286	sf	$20.00	$25,720
16 Electrical				
New Electrical Distribution	1,286	sf	$18.00	$23,148
New LED Lighting	1,286	sf	$10.00	$12,860
Total - ST - Storage				**$164,608**
Staff	391	sf		
2 Site Works / Demolition				
Interior Building Demolition	391	sf	$10.00	$3,910
Hazardous Material Mitigation - asbestos	391	sf	$15.00	$5,865
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	391	sf	$28.00	$10,948

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
New Flooring	391	sf	$14.00	$5,474
New Partitions	391	sf	$16.00	$6,256
New Paint	391	sf	$2.00	$782
New Ceilings	391	sf	$5.70	$2,229
15 Plumbing / HVAC				
New HVAC	391	sf	$20.00	$7,820
16 Electrical				
New Electrical Distribution	391	sf	$15.00	$5,865
New LED Lighting	391	sf	$25.00	$9,775
Total - Staff				**$58,924**
Vestibule				NA
Total - Vestibule				
Family	161	sf		NA
2 Site Works / Demolition				
Interior Building Demolition	161	sf	$10.00	$1,610
Hazardous Material Mitigation - asbestos	161	sf	$15.00	$2,415
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	161	sf	$28.00	$4,508
9 New Finishes				
New Flooring	161	sf	$15.00	$2,415
New Partitions	161	sf	$16.00	$2,576
New Paint	161	sf	$2.00	$322
New Ceilings	161	sf	$5.70	$918
10 Specialties				
Locker Room Specialties	1	ls	$15,000.00	$15,000
15 Plumbing / HVAC				
Repair Plumbing	161	ls	$12.00	$1,932
New HVAC unit, Exhaust fans & Distribution	161	sf	$25.00	$4,025
16 Electrical				
New Lighting	161	sf	$25.00	$4,025
Total - Family				**$39,746**
Fitness	2,077	sf		
2 Site Works / Demolition				
Interior Building Demolition	2,077	sf	$10.00	$20,770
Hazardous Material Mitigation - asbestos	2,077	sf	$15.00	$31,155
4 Masonry				
Patch at new exterior glazing	1	ls	$2,000.00	$2,000

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
6 Wood & Plastics				
New Counter top with sink & cabinets	1	ls	$7,500.00	$7,500
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	2,077	sf	$28.00	$58,156
8 Doors & Windows				
New Doors	2,077	ls	$5.00	$10,385
New full height glazing at exterior wall, allow 400 SF	400	sf	$90.00	$36,000
9 New Finishes				
New Flooring; Carpet & Vinyl Tile	2,077	sf	$14.00	$29,078
New Partitions	2,077	sf	$16.00	$33,232
New Paint	2,077	sf	$2.00	$4,154
New Ceilings	2,077	sf	$5.70	$11,839
15 Plumbing / HVAC				
New HVAC Distribution	2,077	sf	$40.00	$83,080
New Plumbing	2,077	sf	$18.00	$37,386
16 Electrical				
New Electrical Distribution	2,077	sf	$15.00	$31,155
New Lighting	2,077	sf	$25.00	$51,925
Total - Fitness				$447,815
Group Exercise 1	627	sf		
2 Site Works / Demolition				
Interior Building Demolition	627	sf	$10.00	$6,270
Hazardous Material Mitigation - asbestos	627	sf	$15.00	$9,405
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	627	sf	$28.00	$17,556
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$1,000.00	$1,000
Repair Doors	1	ls	$1,000.00	$1,000
9 New Finishes				
New Resilient Athletic Flooring	627	sf	$14.00	$8,778
Repair Partitions	627	sf	$3.20	$2,006
New Paint	627	sf	$2.00	$1,254
New Ceilings	627	sf	$5.70	$3,574
15 Plumbing / HVAC				
New HVAC Distribution	627	sf	$45.00	$28,215
16 Electrical				
New Electrical Distribution	627	sf	$15.00	$9,405
New LED Lighting	627	sf	$25.00	$15,675
New sound system	627	sf	$4.00	$2,508
Total - Group Exercise 1				$106,646

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Group Exercise 2	1,268	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,268	sf	$10.00	$12,680
Hazardous Material Mitigation - asbestos	1,268	sf	$15.00	$19,020
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	1,268	sf	$28.00	$35,504
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$1,000.00	$1,000
9 New Finishes				
New Resilient Athletic Flooring	1,407	sf	$14.00	$19,698
New Paint	1,407	sf	$2.00	$2,814
New Ceilings	1,407	sf	$5.70	$8,020
15 Plumbing / HVAC				
New HVAC Distribution	1,407	sf	$45.00	$63,315
16 Electrical				
New Electrical Distribution	1,407	sf	$15.00	$21,105
New LED Lighting	1,407	sf	$25.00	$35,175
New sound system	1,407	sf	$4.00	$5,628
Total - Group Exercise 2				$223,959
Outdoor Turf/Training	1,763	sf		
2 Site Works / Demolition				
Outdoor Training turf area, allowance	1	al	$50,000.00	$50,000
Total - Outdoor Turf/Training				$50,000
Party				
8 Doors & Windows	195	sf		
New Doors, Frames and Hardware allowance	195	sf	$8.50	$1,658
9 New Finishes				
New Flooring	195	sf	$14.00	$2,730
New Partitions	195	sf	$16.00	$3,120
New Paint	195	sf	$2.00	$390
New Ceilings	195	sf	$5.70	$1,112
15 Plumbing / HVAC				
New HVAC Distribution	195	sf	$45.00	$8,775
16 Electrical				
New Electrical Distribution	195	sf	$25.00	$4,875
New Lighting	195	sf	$10.00	$1,950
Total - Party				$24,609

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Toilet Rms	145	sf		NA
2 Site Works / Demolition				
Interior Building Demolition	145	sf	$10.00	$1,450
Hazardous Material Mitigation - asbestos	145	sf	$15.00	$2,175
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	145	sf	$28.00	$4,060
8 Doors & Windows				
New Doors and Frames	1	ls	$1,000.00	$1,000
9 New Finishes				
New Flooring	145	sf	$14.00	$2,030
New Partitions	145	sf	$16.00	$2,320
New Paint	145	sf	$2.00	$290
New Ceilings	145	sf	$5.70	$827
10 Specialties				
Locker Room Specialties	1	ls	$50,000.00	$50,000
15 Plumbing / HVAC				
New HVAC Distribution	145	sf	$45.00	$6,525
New plumbing	145	sf	$18.00	$2,610
16 Electrical				
New Electrical Distribution	145	sf	$25.00	$3,625
New LED Lighting	145	sf	$10.00	$1,450
Total - Toilet Rms				$78,362
Lounge				NA
Total - Lounge				
Vending				NA
Total - Vending				
Viewing				NA
Total - Viewing				
Warm Up Zone				NA
Total - Warm Up Zone				

DETAIL ELEMENTS - OPTION 2

Element	Quantity	Unit	Unit Cost	Total
Field House				NA
Total - Field House				

Option 3

SUMMARY - OPTION 3

	Element		Total	Cost / SF
01	Site		$173,493	$4.51
02	Band Room			
03	Circulation		$306,023	$7.96
04	Gym		$1,109,055	$28.83
05	Desk			
06	Lobby		$15,101	$0.39
07	Locker / Teams		$292,125	$7.59
08	Mechanical		$67,768	$1.76
09	Existing Mezzanine		$84,482	$2.20
10	Electrical		$410,994	$10.69
11	Music Room			
12	Natatorium		$1,364,542	$35.48
13	Office		$23,660	$0.62
14	Pool		$3,974,500	$103.33
15	Pool Mechanical		$18,444	$0.48
16	Pool Storage / Mechanical		$14,151	$0.37
17	Spa			
18	ST - Storage		$243,345	$6.33
19	Staff		$74,321	$1.93
20	Vestibule		$22,634	$0.59
21	Family		$53,214	$1.38
22	Fitness		$355,955	$9.25
23	Group Exercise 1		$165,544	$4.30
24	Group Exercise 2		$346,529	$9.01
25	Outdoor Turf/Training		$14,306	$0.37
26	Party		$30,963	$0.81
27	Toilet Rms		$72,560	$1.89
	Subtotal		$9,233,709	$240.06
	General Conditions	7.50%	$692,528	$18.00
	Subtotal		$9,926,237	$258.07
	General Requirements	5.50%	$545,943	$14.19
	Subtotal		$10,472,180	$272.26
	Bonds & Insurance	2.00%	$209,444	$5.45
	Subtotal		$10,681,623	$277.71
	Contractor's Fee	5.00%	$534,081	$13.89
	Subtotal		$11,215,705	$291.59
	Design Contingency	12.00%	$1,345,885	$34.99

SUMMARY - OPTION 3

Element		Total	Cost / SF
Subtotal		$12,561,589	$326.58
Construction Contingency	5.00%	$628,079	$16.33
Subtotal		$13,189,669	$342.91
Escalation to MOC, 11/01/25	10.02%	$1,321,092	$34.35
TOTAL ESTIMATED CONSTRUCTION COST		$14,510,760	$377.26

Total Area: 38,464 SF

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
Site				
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Site				**$173,493**
Band Room				NA
Total - Band Room				
Circulation	2,175	sf		
2 Site Works / Demolition				
Interior Building Demolition	2,175	sf	$10.00	$21,750
Hazardous Material Mitigation - asbestos	2,175	sf	$15.00	$32,625
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	2,175	sf	$28.00	$60,900
8 Doors & Windows				
New Windows	2,175	sf	$3.00	$6,525
New Doors	2,175	sf	$4.00	$8,700
9 New Finishes				
New Flooring	2,175	sf	$14.00	$30,450
New Partitions	2,175	sf	$16.00	$34,800
New Paint	2,175	sf	$2.00	$4,350
New Ceilings	2,175	sf	$5.70	$12,398
15 Plumbing / HVAC				
New HVAC Distribution	2,175	sf	$18.00	$39,150
16 Electrical				
New Electrical Distribution	2,175	sf	$15.00	$32,625
New LED Lighting	2,175	sf	$10.00	$21,750
Total - Circulation				**$306,023**
Gym	8,312	sf		
2 Site Works / Demolition				
Interior Building Demolition	8,312	sf	$10.00	$83,120
Hazardous Material Mitigation - asbestos	8,312	sf	$15.00	$124,680
Remove existing retractable bleachers	1	ls	$20,000.00	$20,000
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	8,312	sf	$28.00	$232,736
Repair exterior skin	1	ls	$25,000.00	$25,000
New exterior Paint	8,312	sf	$1.55	$12,884
8 Doors & Windows				
New Windows	8,312	sf	$3.00	$24,936
New doors	8,312	sf	$2.00	$16,624

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
Remove and Replace wood gym flooring with new resilient athletic (synthetic) flooring	8,900	sf	$17.50	$155,750
New Paint at all interior surfaces	8,900	sf	$2.10	$18,690
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	8,900	sf	$25.00	$222,500
New Plumbing work	8,312	sf	$10.00	$83,120
16 Electrical				
New Electrical Distribution	1	sf	$15.00	$15
Replace ext. lighting with mew LED Light fixtures and control system	8,900	sf	$10.00	$89,000
Total - Gym				**$1,109,055**
Desk				See Lobby
Total - Desk				
Lobby	82	sf		NA
6 Wood & Plastics				
New Front Desk	1	ea	$7,500.00	$7,500
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	82	sf	$28.00	$2,296
9 New Finishes				
New Flooring	82	sf	$14.00	$1,148
New Paint	82	sf	$2.00	$164
New Ceilings	82	sf	$5.70	$467
15 Plumbing / HVAC				
New HVAC Distribution	82	sf	$18.00	$1,476
16 Electrical				
New Electrical Distribution	82	sf	$15.00	$1,230
New LED Lighting	82	sf	$10.00	$820
Total - Lobby				**$15,101**
Locker / Teams	1,402	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,402	sf	$10.00	$14,020
Hazardous Material Mitigation - asbestos	1,402	sf	$15.00	$21,030
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,402	sf	$28.00	$39,256
9 New Finishes				
New Flooring	1,402	sf	$14.00	$19,628
New Partitions	1,402	sf	$16.00	$22,432

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
New Paint	1,402	sf	$2.00	$2,804
New Ceilings	1,402	sf	$5.70	$7,991
10 Specialties				
Locker Room Specialties	1	ls	$50,000.00	$50,000
15 Plumbing / HVAC				
Repair Plumbing	1,402	ls	$12.00	$16,824
New HVAC unit, Exhaust fans & Distribution	1,402	sf	$45.00	$63,090
16 Electrical				
New Lighting	1,402	sf	$25.00	$35,050
Total - Locker / Teams				**$292,125**
Mechanical	312	sf		
2 Site Works / Demolition				
Interior Building Demolition	312	sf	$10.00	$3,120
Hazardous Material Mitigation - asbestos	312	sf	$15.00	$4,680
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	312	sf	$28.00	$8,736
15 Plumbing / HVAC				
New HVAC	312	sf	$18.00	$5,616
New Rooftop Unit	1	ea	$20,000.00	$20,000
New Domestic Water Heater	1	ls	$20,000.00	$20,000
16 Electrical				
New Electrical Distribution	312	sf	$18.00	$5,616
Total - Mechanical				**$67,768**
Existing Mezzanine	1,060	sf		
9 New Finishes				
New Flooring	1,060	sf	$14.00	$14,840
New Paint	1,060	sf	$2.00	$2,120
New Ceilings	1,060	sf	$5.70	$6,042
15 Plumbing / HVAC				
New HVAC	1,060	sf	$18.00	$19,080
16 Electrical				
New Electrical Distribution	1,060	sf	$15.00	$15,900
New LED Lighting	1,060	sf	$25.00	$26,500
Total - Existing Mezzanine				**$84,482**
Electrical	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	$28.00	$6,692

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	239	sf	$18.00	$4,302
New Electrical switchgear	1	ls	$300,000.00	$300,000
New Electrical panels	1	ls	$100,000.00	$100,000
Total - Existing Mezzanine				**$410,994**
Music Room				NA
Total - Music Room				
Natatorium	15,745	sf		
2 Site Works / Demolition				
Demo Pool Deck	9,180	sf	$8.00	$73,440
3 Concrete				
Install New Concrete @ Pool Deck	9,180	sf	$14.00	$128,520
4 Masonry				
Repair Structural Cracks in Walls	15,732	sf	$5.00	$78,660
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	15,732	sf	$28.00	$440,496
8 Doors & Windows				
New Insulated Exterior Glazing - full height. $25,000 allowance	1	ls	$40,000.00	$40,000
New Doors	9,180	sf	$1.00	$9,180
9 Finishes				
New high-performance coatings on walls and ceilings	15,732	sf	$2.50	$39,330
15 Plumbing / HVAC				
Replace plumbing & Drains @ pool deck	9,180	sf	$8.20	$75,276
Hot Water System				
Demo existing solar HW System	1	ls	$15,000.00	$15,000
Replace HW system with new Photo-Voltaic Panels	1	ls	$150,000.00	$150,000
New HVAC dehumidification unit & Distribution	15,732	sf	$20.00	$314,640
Total - Natatorium				**$1,364,542**
Office	157	sf		
2 Site Works / Demolition				
Interior Building Demolition	157	sf	$10.00	$1,570
Hazardous Material Mitigation - asbestos	157	sf	$15.00	$2,355
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	157	sf	$28.00	$4,396
9 New Finishes				
New Flooring	157	sf	$14.00	$2,198
New Partitions	157	sf	$16.00	$2,512
New Paint	157	sf	$2.00	$314

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
New Ceilings	157	sf	$5.70	$895
15 Plumbing / HVAC				
New HVAC Distribution	157	sf	$35.00	$5,495
16 Electrical				
New Lighting	157	sf	$25.00	$3,925
Total - Office				**$23,660**
Pool	6,552	sf		
11 Equipment				
Pool Allowance - Full Remodel: $3,000,000-$3,750,000 Keep/reuse the existing natatorium structure as much as possible Remove waterslide and associated mechanical systems New 3,600 SF wave pool New 3,500 SF leisure pool New 100 SF spa All new pool mechanical equipment (mechanical room footprint will need to be enlarged)	1	ls	$3,750,000.00	$3,750,000
Replace all safety and maintenance equipment	1	ls	$25,000.00	$25,000
Replace portable ADA stair with similar make and model	1	ls	$7,500.00	$7,500
New Pool Boilers, $15,000 allowance	1	ls	$100,000.00	$100,000
New Pumps, $10,000 allowance	1	ls	$25,000.00	$25,000
New filtration system, $40,000 allowance	1	ls	$50,000.00	$50,000
12 Furnishings				
Refurbish diving stands and clean boards	1	ls	$5,000.00	$5,000
Replace all lifeguard stands	1	ls	$12,000.00	$12,000
Total - Pool				**$3,974,500**
Pool Mechanical	348	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	348	sf	$28.00	$9,744
15 Plumbing / HVAC				
New Piping Within Mechanical Room	348	sf	$25.00	$8,700
Total - Pool Mechanical				**$18,444**
Pool Storage / Mechanical	267	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	267	sf	$28.00	$7,476

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
15 Plumbing / HVAC				
New Piping Within Mechanical Room	267	sf	$25.00	$6,675
Total - Pool Storage / Mechanical				**$14,151**
Spa	100	sf		See Pool Cost
Total - Spa				
ST - Storage	1,385	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,385	sf	$10.00	$13,850
Hazardous Material Mitigation - asbestos	1,385	sf	$15.00	$20,775
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,385	sf	$28.00	$38,780
9 New Finishes				
New Flooring	1,385	sf	$14.00	$19,390
New Partitions	1,385	sf	$16.00	$22,160
New Paint	1,385	sf	$2.00	$2,770
New Ceilings	1,385	sf	$5.70	$7,895
15 Plumbing / HVAC				
New HVAC	1,385	sf	$45.00	$62,325
16 Electrical				
New Electrical Distribution	1,385	sf	$15.00	$20,775
New LED Lighting	1,385	sf	$25.00	$34,625
Total - ST - Storage				**$243,345**
Staff	423	sf		
2 Site Works / Demolition				
Interior Building Demolition	423	sf	$10.00	$4,230
Hazardous Material Mitigation - asbestos	423	sf	$15.00	$6,345
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	423	sf	$28.00	$11,844
9 New Finishes				
New Flooring	423	sf	$14.00	$5,922
New Partitions	423	sf	$16.00	$6,768
New Paint	423	sf	$2.00	$846
New Ceilings	423	sf	$5.70	$2,411
15 Plumbing / HVAC				
New HVAC	423	sf	$45.00	$19,035

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	423	sf	$15.00	$6,345
New LED Lighting	423	sf	$25.00	$10,575
Total - Staff				**$74,321**
Vestibule	90	sf		NA
New Vestibule	90	sf	$115.00	$10,350
New Entry Canopy, Allowance	332	sf	$37.00	$12,284
Total - Vestibule				**$22,634**
Family	220	sf		NA
2 Site Works / Demolition				
Interior Building Demolition	220	sf	$10.00	$2,200
Hazardous Material Mitigation - asbestos	220	sf	$15.00	$3,300
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	220	sf	$28.00	$6,160
9 New Finishes				
New Flooring	220	sf	$15.00	$3,300
New Partitions	220	sf	$16.00	$3,520
New Paint	220	sf	$2.00	$440
New Ceilings	220	sf	$5.70	$1,254
10 Specialties				
Locker Room Specialties	1	ls	$15,000.00	$15,000
15 Plumbing / HVAC				
Repair Plumbing	220	ls	$12.00	$2,640
New HVAC unit, Exhaust fans & Distribution	220	sf	$45.00	$9,900
16 Electrical				
New Lighting	220	sf	$25.00	$5,500
Total - Family				**$53,214**
Fitness	1,707	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,707	sf	$10.00	$17,070
Hazardous Material Mitigation - asbestos	1,707	sf	$15.00	$25,605
4 Masonry				
Patch at new exterior glazing	1	ls	$2,500.00	$2,500
6 Wood & Plastics				
New Counter top with sink & cabinets	1	ls	$7,500.00	$7,500
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	1,707	sf	$28.00	$47,796

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
8 Doors & Windows				
New Doors	1,707	ls	$5.00	$8,535
New full height glazing at exterior wall, allow 400 SF	250	sf	$90.00	$22,500
New OH door	1	ls	$15,000.00	$15,000
9 New Finishes				
New Flooring; Carpet & Vinyl Tile	1,707	sf	$14.00	$23,898
New Partitions	1,707	sf	$16.00	$27,312
New Paint	1,707	sf	$2.00	$3,414
New Ceilings	1,707	sf	$5.70	$9,730
15 Plumbing / HVAC				
New HVAC Distribution	1,707	sf	$45.00	$76,815
16 Electrical				
New Electrical Distribution	1,707	sf	$15.00	$25,605
New Lighting	1,707	sf	$25.00	$42,675
Total - Fitness				**$355,955**
Group Exercise 1	717	sf		
2 Site Works / Demolition				
Interior Building Demolition	717	sf	$10.00	$7,170
Hazardous Material Mitigation - asbestos	717	sf	$15.00	$10,755
3 Concrete				
Infill 4' recessed floor with geofoam and CIP slab				
Geofoam, 4' deep	133	cy	$40.00	$5,311
New concrete Slab	717	sf	$15.00	$10,755
4 Masonry				
Patch at new exterior glazing	1	ls	$2,500.00	$2,500
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	717	sf	$28.00	$20,076
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$2,000.00	$2,000
Repair Doors	1	ls	$2,000.00	$2,000
New full height glazing at exterior wall, allow 165 SF	165	sf	$90.00	$14,850
9 New Finishes				
New Resilient Athletic Flooring	717	sf	$14.00	$10,038
New Partitions	717	sf	$15.00	$10,755
New Paint	717	sf	$2.00	$1,434
New Ceilings	717	sf	$5.70	$4,087
15 Plumbing / HVAC				
New HVAC Distribution	717	sf	$45.00	$32,265

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	717	sf	$15.00	$10,755
New LED Lighting	717	sf	$25.00	$17,925
New sound system	717	sf	$4.00	$2,868
Total - Group Exercise 1				**$165,544**
Group Exercise 2	1,177	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,177	sf	$10.00	$11,770
Hazardous Material Mitigation - asbestos	1,177	sf	$15.00	$17,655
3 Concrete				
Infill 4' recessed floor with geofoam and CIP slab				
Geofoam, 4' deep	218	cy	$40.00	$8,719
New concrete Slab	1,177	sf	$15.00	$17,655
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	1,177	sf	$28.00	$32,956
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$2,000.00	$2,000
New full height glazing at exterior wall, allow 300 SF	300	sf	$90.00	$27,000
9 New Finishes				
New Resilient Athletic Flooring	1,820	sf	$14.00	$25,480
New Partitions	1,820	sf	$15.00	$27,300
New Paint	1,820	sf	$2.00	$3,640
New Ceilings	1,820	sf	$5.70	$10,374
15 Plumbing / HVAC				
New HVAC Distribution	1,820	sf	$45.00	$81,900
16 Electrical				
New Electrical Distribution	1,820	sf	$15.00	$27,300
New LED Lighting	1,820	sf	$25.00	$45,500
New sound system	1,820	sf	$4.00	$7,280
Total - Group Exercise 2				**$346,529**
Outdoor Turf/Training	1,635	sf		
2 Site Works / Demolition				
Outdoor Training turf area, allowance	1,635	sf	$8.75	$14,306
Total - Outdoor Turf/Training				**$14,306**
Party				
8 Doors & Windows	236	sf		
New Doors, Frames and Hardware allowance	236	ls	$8.50	$2,006

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
New Flooring	236	sf	$14.00	$3,304
New Partitions	236	sf	$16.00	$3,776
New Paint	236	sf	$2.00	$472
New Ceilings	236	sf	$5.70	$1,345
15 Plumbing / HVAC				
New HVAC Distribution	236	sf	$45.00	$10,620
16 Electrical				
New Electrical Distribution	236	sf	$15.00	$3,540
New Lighting	236	sf	$25.00	$5,900
Total - Party				**$30,963**
Toilet Rms	292	sf		NA
2 Site Works / Demolition				
Interior Building Demolition	292	sf	$10.00	$2,920
Hazardous Material Mitigation - asbestos	292	sf	$15.00	$4,380
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	292	sf	$28.00	$8,176
8 Doors & Windows				
New Doors and Frames	1	ls	$1,000.00	$1,000
9 New Finishes				
New Flooring	292	sf	$14.00	$4,088
New Partitions	292	sf	$16.00	$4,672
New Paint	292	sf	$2.00	$584
New Ceilings	292	sf	$5.70	$1,664
10 Specialties				
Toilet Room Specialties	1	ls	$15,000.00	$15,000
15 Plumbing / HVAC				
New HVAC Distribution	292	sf	$45.00	$13,140
New plumbing	292	sf	$18.00	$5,256
16 Electrical				
New Electrical Distribution	292	sf	$15.00	$4,380
New Lighting	292	sf	$25.00	$7,300
Total - Toilet Rms				**$72,560**
Lounge				NA
Total - Lounge				

DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
Vending				NA
Total - Vending				
Viewing				NA
Total - Viewing				
Warm Up Zone				NA
Total - Warm Up Zone				
Field House				NA
Total - Field House				

Option 4

SUMMARY - OPTION 4

	Element		Total	Cost / SF
01	Site		$173,493	$4.43
02	Band Room			
03	Circulation		$84,134	$2.15
04	Gym		$1,192,834	$30.47
05	Desk		$16,214	$0.41
06	Lobby		$76,199	$1.95
07	Locker / Teams		$306,114	$7.82
08	Mechanical		$77,568	$1.98
09	Existing Mezzanine		$102,502	$2.62
10	Electrical		$400,000	$10.22
18	ST - Storage		$308,705	$7.88
19	Staff		$63,955	$1.63
20	Vestibule		$176,220	$4.50
21	Family			
22	Fitness		$509,127	$13.00
23	Group Exercise 1		$154,344	$3.94
24	Group Exercise 2		$355,054	$9.07
25	Outdoor Turf/Training		$50,000	$1.28
26	Party			
27	Toilet Rms		$82,590	$2.11
28	Lounge		$61,516	$1.57
29	Vending			
30	Viewing		$139,671	$3.57
31	Warm Up Zone		$396,781	$10.13
32	Field House		$2,937,828	$75.04
	Subtotal		$7,664,848	$195.77
	General Conditions	7.50%	$574,864	$14.68
	Subtotal		$8,239,712	$210.46
	General Requirements	5.50%	$453,184	$11.58
	Subtotal		$8,692,896	$222.03
	Bonds & Insurance	2.00%	$173,858	$4.44
	Subtotal		$8,866,754	$226.47
	Contractor's Fee	5.00%	$443,338	$11.32
	Subtotal		$9,310,091	$237.80
	Design Contingency	12.00%	$1,117,211	$28.54
	Subtotal		$10,427,302	$266.33
	Construction Contingency	5.00%	$521,365	$13.32
	Subtotal		$10,948,667	$279.65
	Escalation to MOC, 11/01/25	10.02%	$1,096,631	$28.01
	TOTAL ESTIMATED CONSTRUCTION COST		$12,045,298	$307.66

Total Area: 39,152 SF

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
Site				
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Site				**$173,493**
Band Room				NA
Total - Band Room				
Circulation	620	sf		
2 Site Works				
Interior Building Demolition	620	sf	$10.00	$6,200
Hazardous Material Mitigation - asbestos	620	sf	$15.00	$9,300
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	620	sf	$28.00	$17,360
8 Doors & Windows				
New Windows	620	sf	$4.00	$2,480
New Doors	620	sf	$4.00	$2,480
9 New Finishes				
New Flooring	620	sf	$14.00	$8,680
New Partitions	620	sf	$10.00	$6,200
New Paint	620	sf	$2.00	$1,240
New Ceilings	620	sf	$5.70	$3,534
15 Plumbing / HVAC				
New HVAC Distribution	620	sf	$18.00	$11,160
16 Electrical				
New Electrical Distribution	620	sf	$15.00	$9,300
New LED Lighting	620	sf	$10.00	$6,200
Total - Circulation				**$84,134**
Gym	7,590	sf		
2 Demolition				
Interior Building Demolition	7,590	sf	$10.00	$75,900
Hazardous Material Mitigation - asbestos	7,590	sf	$15.00	$113,850
Remove existing retractable bleachers	1	ls	$25,000.00	$25,000
Remove existing Basketball Hoops	1	ls	$30,000.00	$30,000
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	7,590	sf	$28.00	$212,520
Repair exterior skin	1	ls	$25,000.00	$25,000
New exterior Paint	7,590	sf	$1.55	$11,765
8 Doors & Windows				
New Windows	7,590	sf	$3.00	$22,770
New Doors	7,590	sf	$1.00	$7,590

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
Remove and Replace wood gym flooring with new synthetic turf	7,590	sf	$20.00	$151,800
New Paint at all interior surfaces	7,590	sf	$2.10	$15,939
10 Specialties				
Field House / Building Specialties	1	ls	$115,000.00	$115,000
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	7,590	sf	$25.00	$189,750
New Plumbing work	620	sf	$10.00	$6,200
16 Electrical				
New Electrical Distribution	7,590	sf	$15.00	$113,850
Replace ext. lighting with mew LED Light fixtures and control system	7,590	sf	$10.00	$75,900
Total - Gym				**$1,192,834**
Desk	94	sf		
6 Wood & Plastics				
New Front Desk	1	ea.	$7,500.00	$7,500
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	94	sf	$28.00	$2,632
9 New Finishes				
New Flooring	94	sf	$14.00	$1,316
New Paint	94	sf	$2.00	$188
New Ceilings	94	sf	$5.70	$536
15 Plumbing / HVAC				
New HVAC Distribution	94	sf	$18.00	$1,692
16 Electrical				
New Electrical Distribution	94	sf	$15.00	$1,410
New LED Lighting	94	sf	$10.00	$940
Total - Desk				**$16,214**
Lobby	822			
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	822	sf	$28.00	$23,016
9 New Finishes				
New Flooring	822	sf	$14.00	$11,508
New Paint	822	sf	$2.00	$1,644
New Ceilings	822	sf	$5.70	$4,685
15 Plumbing / HVAC				
New HVAC Distribution	822	sf	$18.00	$14,796

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	822	sf	$15.00	$12,330
New LED Lighting	822	sf	$10.00	$8,220
Total - Lobby				**$76,199**
Locker / Teams	1,483	sf		
2 Site Works				
Interior Building Demolition	1,483	sf	$10.00	$14,830
Hazardous Material Mitigation - asbestos	1,483	sf	$15.00	$22,245
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,483	sf	$28.00	$41,524
9 New Finishes				
New Flooring	1,483	sf	$14.00	$20,762
New Partitions	1,483	sf	$16.00	$23,728
New Paint	1,483	sf	$2.00	$2,966
New Ceilings	1,483	sf	$5.70	$8,453
10 Specialties				
Locker Room Specialties	1	ls	$50,000.00	$50,000
15 Plumbing / HVAC				
Repair Plumbing	1,483	ls	$12.00	$17,796
New HVAC unit, Exhaust fans & Distribution	1,483	sf	$45.00	$66,735
16 Electrical				
New Lighting	1,483	sf	$25.00	$37,075
Total - Locker / Teams				**$306,114**
Mechanical	587	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	587	sf	$28.00	$16,436
15 Plumbing / HVAC				
New HVAC	587	sf	$18.00	$10,566
New Rooftop Unit	1	ea.	$20,000.00	$20,000
New Domestic Water Heater	1	ls	$20,000.00	$20,000
16 Electrical				
New Electrical Distribution	587	sf	$18.00	$10,566
Total - Mechanical				**$77,568**

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
Existing Mezzanine	1,060	sf		
9 New Finishes				
New Flooring	1,060	sf	$14.00	$14,840
New Paint	1,060	sf	$2.00	$2,120
New Ceilings	1,060	sf	$5.70	$6,042
15 Plumbing / HVAC				
New HVAC	1,060	sf	$35.00	$37,100
16 Electrical				
New Electrical Distribution	1,060	sf	$15.00	$15,900
New LED Lighting	1,060	sf	$25.00	$26,500
Total - Existing Mezzanine				$102,502
Electrical				NA
16 Electrical				
New Electrical switchgear	1	ea.	$300,000.00	$300,000
New Electrical panels	1	ls	$100,000.00	$100,000
				$400,000
Music Room				NA
Total - Music Room				
Natatorium				NA
Total - Natatorium				
Office				NA
Total - Office				
Pool				NA
Total - Pool				
Pool Mechanical				NA
Total - Pool Mechanical				

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
Pool Storage / Mechanical				NA
Total - Pool Storage / Mechanical				
Spa				NA
Total - Spa				
ST - Storage	1,757	sf		
2 Site Works				
Interior Building Demolition	1,757	sf	$10.00	$17,570
Hazardous Material Mitigation - asbestos	1,757	sf	$15.00	$26,355
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,757	sf	$28.00	$49,196
9 New Finishes				
New Flooring	1,757	sf	$14.00	$24,598
New Partitions	1,757	sf	$16.00	$28,112
New Paint	1,757	sf	$2.00	$3,514
New Ceilings	1,757	sf	$5.70	$10,015
15 Plumbing / HVAC				
New HVAC	1,757	sf	$45.00	$79,065
16 Electrical				
New Electrical Distribution	1,757	sf	$15.00	$26,355
New LED Lighting	1,757	sf	$25.00	$43,925
Total - ST - Storage				$308,705
Staff	364	sf		
2 Site Works				
Interior Building Demolition	364	sf	$10.00	$3,640
Hazardous Material Mitigation - asbestos	364	sf	$15.00	$5,460
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	364	sf	$28.00	$10,192
9 New Finishes				
New Flooring	364	sf	$14.00	$5,096
New Partitions	364	sf	$16.00	$5,824
New Paint	364	sf	$2.00	$728
New Ceilings	364	sf	$5.70	$2,075
15 Plumbing / HVAC				
New HVAC	364	sf	$45.00	$16,380

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	364	sf	$15.00	$5,460
New LED Lighting	364	sf	$25.00	$9,100
Total - Staff				**$63,955**
Vestibule	78	sf		
New Vestibule	78	sf	$115.00	$8,970
New Entry Canopy, Allowance	1,338	sf	$125.00	$167,250
Total - Vestibule				**$176,220**
Family	271	sf		NA
2 Site Works				
Interior Building Demolition	271	sf	$10.00	$2,710
Hazardous Material Mitigation - asbestos	271	sf	$15.00	$4,065
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	271	sf	$28.00	$7,588
9 New Finishes				
New Flooring	271	sf	$15.00	$4,065
New Partitions	271	sf	$16.00	$4,336
New Paint	271	sf	$2.00	$542
New Ceilings	271	sf	$5.70	$1,545
10 Specialties				
Locker Room Specialties	1	ls	$15,000.00	$15,000
15 Plumbing / HVAC				
Repair Plumbing	271	ls	$12.00	$3,252
New HVAC unit, Exhaust fans & Distribution	271	sf	$45.00	$12,195
16 Electrical				
New Lighting	271	sf	$25.00	$6,775
Total - Family				**$62,073**
Fitness	2,409	sf		
2 Site Works				
Interior Building Demolition	2,409	sf	$10.00	$24,090
Hazardous Material Mitigation - asbestos	2,409	sf	$15.00	$36,135
3 Concrete				
Infill 4' recessed floor with geofoam and CIP slab				
Geofoam	357	cy	$40.00	$14,276
New concrete Slab	2,409	sf	$10.00	$24,090

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
4 Masonry				
Patch at new exterior glazing	1	ls	$2,000.00	$2,000
6 Wood & Plastics				
New Counter top with sink & cabinets	1	ls	$5,000.00	$5,000
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	2,409	sf	$28.00	$67,452
8 Doors & Windows				
New Doors	2,409	ls	$1.00	$2,409
New full height glazing at exterior wall, allow 450 SF	450	sf	$90.00	$40,500
9 New Finishes				
New Flooring; Carpet & Vinyl Tile	2,409	sf	$14.00	$33,726
New/Patched Partitions	2,409	sf	$15.00	$36,135
New Low Wall at Lounge				Included above
New Paint	2,409	sf	$2.00	$4,818
New Ceilings	2,409	sf	$5.70	$13,731
15 Plumbing / HVAC				
New HVAC Distribution	2,409	sf	$45.00	$108,405
16 Electrical				
New Electrical Distribution	2,409	sf	$15.00	$36,135
New Lighting	2,409	sf	$25.00	$60,225
Total - Fitness				**$509,127**
Group Exercise 1	754	sf		
2 Site Works				
Interior Building Demolition	754	sf	$10.00	$7,540
Hazardous Material Mitigation - asbestos	754	sf	$15.00	$11,310
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	754	sf	$28.00	$21,112
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$2,000.00	$2,000
Repair Doors	1	ls	$2,000.00	$2,000
New full height glazing at exterior wall, allow 165 SF	165	sf	$90.00	$14,850
9 New Finishes				
New Resilient Athletic Flooring	754	sf	$14.00	$10,556
New Partitions	754	sf	$16.00	$12,064
New Paint	754	sf	$2.00	$1,508
New Ceilings	754	sf	$5.70	$4,298
15 Plumbing / HVAC				
New HVAC Distribution	754	sf	$45.00	$33,930

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	754	sf	$15.00	$11,310
New LED Lighting	754	sf	$25.00	$18,850
New sound system	754	sf	$4.00	$3,016
Total - Group Exercise 1				**$154,344**
Group Exercise 2	1,820	sf		
2 Site Works				
Interior Building Demolition	1,820	sf	$10.00	$18,200
Hazardous Material Mitigation - asbestos	1,820	sf	$15.00	$27,300
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	1,820	sf	$28.00	$50,960
8 Doors & Windows				
Relocate Doors and Frames	1	ls	$1,000.00	$1,000
New full height glazing at exterior wall, allow 300 SF	300	sf	$90.00	$27,000
9 New Finishes				
New Resilient Athletic Flooring	1,820	sf	$14.00	$25,480
New Partitions	1,820	sf	$16.00	$29,120
New Paint	1,820	sf	$2.00	$3,640
New Ceilings	1,820	sf	$5.70	$10,374
15 Plumbing / HVAC				
New HVAC Distribution	1,820	sf	$45.00	$81,900
16 Electrical				
New Electrical Distribution	1,820	sf	$15.00	$27,300
New LED Lighting	1,820	sf	$25.00	$45,500
New sound system	1,820	sf	$4.00	$7,280
Total - Group Exercise 2				**$355,054**
Outdoor Turf/Training	1,763	sf		
2 Site Works				
Outdoor Training turf area, allowance	1	al	$50,000.00	$50,000
Total - Outdoor Turf/Training				**$50,000**
Party				NA
Total - Party				

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
Toilet Rms	379	sf		
2 Site Works				
Interior Building Demolition	379	sf	$10.00	$3,790
Hazardous Material Mitigation - asbestos	379	sf	$15.00	$5,685
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	379	sf	$28.00	$10,612
8 Doors & Windows				
New Doors and Frames	1	ls	$1,000.00	$1,000
9 New Finishes				
New Flooring	379	sf	$14.00	$5,306
New Partitions	379	sf	$16.00	$6,064
New Paint	379	sf	$2.00	$758
New Ceilings	379	sf	$5.70	$2,160
10 Specialties				
Locker Room Specialties	1	ls	$15,000.00	$15,000
15 Plumbing / HVAC				
New HVAC Distribution	379	sf	$45.00	$17,055
16 Electrical				
New Electrical Distribution	379	sf	$15.00	$5,685
New Lighting	379	sf	$25.00	$9,475
Total - Toilet Rms				$82,590
Lounge	351			
2 Site Works				
Interior Building Demolition	351	sf	$10.00	$3,510
Hazardous Material Mitigation - asbestos	351	sf	$15.00	$5,265
3 Concrete				
Infill 4' recessed floor with geofoam and CIP slab				
Geofoam	37	cy	$40.00	$1,487
New concrete Slab	351	sf	$10.00	$3,510
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	351	sf	$10.00	$3,510
8 Doors & Windows				
New full height glazing at exterior wall, allow 50 SF	50	sf	$90.00	$4,500
9 New Finishes				
New Flooring	351	sf	$14.00	$4,914
Repair Partitions	351	sf	$2.50	$878
New Paint	351	sf	$2.00	$702
New Ceilings	351	sf	$5.70	$2,001
15 Plumbing / HVAC				
New HVAC Distribution	351	sf	$45.00	$15,795

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	351	sf	$15.00	$5,265
New LED Lighting	351	sf	$25.00	$8,775
New sound system	351	sf	$4.00	$1,404
Total - Lounge				**$61,516**
Vending				NA
Total - Vending				
Viewing	722	sf		
2 Site Works				
Interior Building Demolition	722	sf	$10.00	$7,220
Hazardous Material Mitigation - asbestos	722	sf	$15.00	$10,830
7 Thermal & Moisture Protection				
Replace Roofing	722	sf	$28.00	$20,216
New exterior Paint	722	sf	$1.75	$1,264
8 Doors & Windows				
New Doors	722	sf	$3.00	$2,166
9 New Finishes				
Remove and Replace wood gym flooring with flooring at viewing	722	sf	$15.00	$10,830
New Paint at all interior surfaces	722	sf	$2.00	$1,444
New Ceilings	722	sf	$5.70	$4,115
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	722	sf	$55.00	$39,710
New Plumbing work	722	sf	$18.00	$12,996
16 Electrical				
New Electrical Distribution	722	sf	$15.00	$10,830
Replace ext. lighting with mew LED Light fixtures and control system	722	sf	$25.00	$18,050
Total - Viewing				**$139,671**
Warm Up Zone	1,243	sf		
2 Site Works				
Demo old pool deck and equipment	1,243	sf	$30.00	$37,290
3 Concrete				
Infill pool with geofoam and CIP slab				
New concrete Slab	1,243	sf	$125.00	$155,375
4 Masonry				
Repair Structural Cracks in Walls	1,243	sf	$5.00	$6,215

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	1,243	sf	$28.00	$34,804
8 Doors & Windows				
New Insulated Exterior Glazing - full height. $25,000 allowance	1	ls	$25,000.00	$25,000
9 Finishes				
New high-performance coatings on walls and ceilings	1,243	sf	$2.10	$2,610
New Flooring; assumed synthetic turf and synthetic athletic flooring	1,243	sf	$20.00	$24,860
15 Plumbing / HVAC				
New HVAC Distribution	1,243	sf	$45.00	$55,935
16 Electrical				
New Electrical Distribution	1,243	sf	$15.00	$18,645
New Lighting	1,243	sf	$25.00	$31,075
New Sound System	1,243	sf	$4.00	$4,972
Total - Warm Up Zone				**$396,781**
Field House	14,531	sf		
2 Site Works				
Demo old Pool shell and piping	6,552	sf	$8.00	$52,416
Demo old pool deck and equipment	9,180	sf	$8.00	$73,440
3 Concrete				
Infill pool with geofoam and CIP slab				
Geofoam, priced at 10' deep	2,427	cy	$175.00	$424,667
New concrete Slab	14,531	sf	$10.00	$145,310
4 Masonry				
Repair Structural Cracks in Walls	14,531	sf	$5.00	$72,655
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	14,531	sf	$28.00	$406,868
8 Doors & Windows				
New Doors, allow $10,000	1	ls	$10,000.00	$10,000
9 Finishes				
New high-performance coatings on walls and ceilings	14,531	sf	$3.00	$43,593
New Flooring; assumed synthetic turf and synthetic athletic flooring	14,531	sf	$20.00	$290,620
10 Specialties				
Field House / Building Specialties	1	ls	$125,000.00	$125,000
15 Plumbing / HVAC				
New HVAC Distribution	14,531	sf	$45.00	$653,895
16 Electrical				
New Electrical Distribution	14,531	sf	$15.00	$217,965
New Lighting	14,531	sf	$25.00	$363,275
New Sound System	14,531	sf	$4.00	$58,124
Total - Field House				**$2,937,828**

Option 5

SUMMARY - OPTION 5

	Element		Total	Cost / SF
1	General Requirements (Incl. Below)		$15,000	$0.33
2	Sitework		$1,068,143	$23.56
3	Concrete		$1,269,660	$28.00
4	Masonry			
5	Metals		$5,239,675	$115.55
6	Wood & Plastics		$170,044	$3.75
7	Thermal & Moisture		$45,345	$1.00
8	Doors & Windows		$150,000	$3.31
9	Finishes		$1,172,634	$25.86
10	Specialties		$225,000	$4.96
11	Equipment		$150,000	$3.31
12	Furnishings			
13	Special Construction			
14	Conveying			
15	Mechanical		$2,947,425	$65.00
16	Electrical		$2,267,250	$50.00
	Subtotal		$14,720,176	$324.63
	General Conditions	7.50%	$1,104,013	$24.35
	Subtotal		$15,824,189	$348.97
	General Requirements	5.50%	$870,330	$19.19
	Subtotal		$16,694,519	$368.17
	Bonds & Insurance	2.00%	$333,890	$7.36
	Subtotal		$17,028,410	$375.53
	Contractor's Fee	5.00%	$851,420	$18.78
	Subtotal		$17,879,830	$394.31
	Design Contingency	12.00%	$2,145,580	$47.32
	Subtotal		$20,025,410	$441.62
	Construction Contingency	5.00%	$1,001,270	$22.08
	Subtotal		$21,026,680	$463.70
	Escalation to MOC	10.02%	$2,106,055	$46.45
	TOTAL ESTIMATED CONSTRUCTION COST		$23,132,736	$510.15

Total Area: 45,345

DETAIL ELEMENTS - OPTION 5

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
Temporary construction barrier / fencing, allowance	1	ls	$15,000.00	$15,000
Total - General Requirements				$15,000
2 Sitework				
Demo				
Demo existing Building, includes allowance for HazMat	35,786	sf	$25.00	$894,650
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Sitework				$1,068,143
3 Concrete				
Foundations				
Standard foundations	45,345	sf	$18.00	$816,210
Slab On Grade, 5"	45,345	sf	$10.00	$453,450
Total - Concrete				$1,269,660
4 Masonry				*Assume No Work Required*
Total - Masonry				
5 Metals				
Structural Steel				
PreEngineer Metal Frame Building	45,345	sf	$115.00	$5,214,675
Miscellaneous bolts and connections, allowance	1	ls	$25,000.00	$25,000
Total - Metals				$5,239,675
6 Wood & Plastics				
Misc Rough Carpentry				
Misc carpentry	45,345	sf	$2.50	$113,363
Building Casework	45,345	sf	$1.25	$56,681
Total - Wood & Plastics				$170,044

DETAIL ELEMENTS - OPTION 5

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture				
Misc Caulking				
Misc Caulking	45,345	sf	$1.00	$45,345
Total - Thermal & Moisture				$45,345
8 Doors & Windows				
Exterior Glazing				
Exterior storefront	1	ls	$80,000.00	$80,000
Exterior Doors				
Exterior doors	1	ls	$40,000.00	$40,000
Interior Glazing			*Assume Not Required*	
Interior Doors				
Interior doors	1	ls	$30,000.00	$30,000
Total - Doors & Windows				$150,000
9 Finishes				
Interior Partitions	45,345	sf	$5.00	$226,725
Interior Finishes				
Floor				
Flooring	22,470	sf	$12.00	$269,640
Synthetic Turf	22,875	sf	$20.00	$457,500
Wall Finishes				
Paint walls, allowance	45,345	sf	$2.00	$90,690
Ceiling				
New Ceilings	22,470	sf	$5.70	$128,079
Total - Finishes				$1,172,634
10 Specialties				
Toilet / Restroom Specialties	1	ls	$75,000.00	$75,000
Field House / Building Specialties	1	ls	$150,000.00	$150,000
Total - Specialties				$225,000

DETAIL ELEMENTS - OPTION 5

Element	Quantity	Unit	Unit Cost	Total
11 Equipment				
Field House Equipment, allow $150,000	1	ls	$150,000.00	$150,000
Total - Equipment				$150,000
12 Furnishings				*Assume Not Required*
Total - Furnishings				
13 Special Construction				*No Work Required*
Total - Special Construction				
14 Conveying				*No Work Required*
Total - Conveying				
15 Mechanical				
Plumbing/Mechanical Systems	45,345	sf	$65.00	$2,947,425
Total - Mechanical				$2,947,425
16 Electrical				
Electrical Systems	45,345	sf	$50.00	$2,267,250
Total - Electrical				$2,267,250

Option 6

SUMMARY - OPTION 6

	Element		Total	Cost / SF
1	General Requirements (Incl. Below)		$15,000	$0.29
2	Sitework		$1,068,143	$20.53
3	Concrete		$1,456,504	$28.00
4	Masonry			
5	Metals		$6,007,070	$115.48
6	Wood & Plastics		$195,068	$3.75
7	Thermal & Moisture		$52,018	$1.00
8	Doors & Windows		$150,000	$2.88
9	Finishes		$1,395,743	$26.83
10	Specialties		$225,000	$4.33
11	Equipment		$200,000	$3.84
12	Furnishings			
13	Special Construction			
14	Conveying			
15	Mechanical		$3,381,170	$65.00
16	Electrical		$2,600,900	$50.00
	Subtotal		$16,746,616	$321.94
	General Conditions	7.50%	$1,255,996	$24.15
	Subtotal		$18,002,612	$346.08
	General Requirements	5.50%	$990,144	$19.03
	Subtotal		$18,992,755	$365.12
	Bonds & Insurance	2.00%	$379,855	$7.30
	Subtotal		$19,372,611	$372.42
	Contractor's Fee	5.00%	$968,631	$18.62
	Subtotal		$20,341,241	$391.04
	Design Contingency	12.00%	$2,440,949	$46.93
	Subtotal		$22,782,190	$437.97
	Construction Contingency	5.00%	$1,139,109	$21.90
	Subtotal		$23,921,299	$459.87
	Escalation to MOC	10.02%	$2,395,984	$46.06
	TOTAL ESTIMATED CONSTRUCTION COST		$26,317,283	$505.93

Total Area: 52,018

DETAIL ELEMENTS - OPTION 6

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
Temporary construction barrier / fencing, allowance	1	ls	$15,000.00	$15,000
Total - General Requirements				$15,000
2 Sitework				
Demo				
Demo existing Building, includes allowance for HazMat	35,786	sf	$25.00	$894,650
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Sitework				$1,068,143
3 Concrete				
Foundations				
Standard foundations	52,018	sf	$18.00	$936,324
Slab On Grade, 5"	52,018	SF	$10.00	$520,180
Total - Concrete				$1,456,504
4 Masonry				*Assume No Work Required*
Total - Masonry				
5 Metals				
Structural Steel				
PreEngineer Metal Frame Building	52,018	sf	$115.00	$5,982,070
Miscellaneous bolts and connections, allowance	1	ls	$25,000.00	$25,000
Total - Metals				$6,007,070
6 Wood & Plastics				
Misc Rough Carpentry				
Misc carpentry	52,018	sf	$2.50	$130,045
Building Casework	52,018	sf	$1.25	*$65,023*
Total - Wood & Plastics				$195,068

DETAIL ELEMENTS - OPTION 6

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture				
Misc Caulking				
Misc Caulking	52,018	sf	$1.00	$52,018
Total - Thermal & Moisture				**$52,018**
8 Doors & Windows				
Exterior Glazing				
Exterior storefront	1	ls	$80,000.00	$80,000
Exterior Doors				
Exterior doors	1	ls	$40,000.00	$40,000
Interior Glazing				*Assume Not Required*
Interior Doors				
Interior doors	1	ls	$30,000.00	$30,000
Total - Doors & Windows				**$150,000**
9 Finishes				
Interior Partitions	52,018	sf	$5.00	$260,090
Interior Finishes				
Floor				
Flooring	29,143	sf	$14.00	$408,002
Synthetic Turf	22,875	sf	$20.00	$457,500
Wall Finishes				
Paint walls, allowance	52,018	sf	$2.00	$104,036
Ceiling				
New Ceilings	29,143	sf	$5.70	$166,115
Total - Finishes				**$1,395,743**
10 Specialties				
Toilet / Restroom Specialties	1	ls	$75,000.00	$75,000
Field House / Building Specialties	1	ls	$150,000.00	$150,000
Total - Specialties				**$225,000**

DETAIL ELEMENTS - OPTION 6

Element	Quantity	Unit	Unit Cost	Total
11 Equipment				
Field House Equipment, allow $200,000	1	ls	$200,000.00	$200,000
Total - Equipment				$200,000
12 Furnishings				*Assume Not Required*
Total - Furnishings				
13 Special Construction				*No Work Required*
Total - Special Construction				
14 Conveying				*No Work Required*
Total - Conveying				
15 Mechanical				
Plumbing/Mechanical Systems	52,018	sf	$65.00	$3,381,170
Total - Mechanical				$3,381,170
16 Electrical				
Electrical Systems	52,018	sf	$50.00	$2,600,900
Total - Electrical				$2,600,900

Option 7

SUMMARY - OPTION 7

	Element		Total	Cost / SF
1	General Requirements (Incl. Below)		$15,000	$0.22
2	Sitework		$1,488,310	$22.27
3	Concrete		$1,871,156	$28.00
4	Masonry			
5	Metals		$7,041,835	$105.37
6	Wood & Plastics		$250,601	$3.75
7	Thermal & Moisture		$66,827	$1.00
8	Doors & Windows		$255,000	$3.82
9	Finishes		$1,794,129	$26.85
10	Specialties		$225,000	$3.37
11	Equipment		$150,000	$2.24
12	Furnishings			
13	Special Construction			
14	Conveying			
15	Mechanical		$4,343,755	$65.00
16	Electrical		$3,341,350	$50.00
	Subtotal		$20,842,963	$311.89
	General Conditions	7.50%	$1,563,222	$23.39
	Subtotal		$22,406,185	$335.29
	General Requirements	5.50%	$1,232,340	$18.44
	Subtotal		$23,638,525	$353.73
	Bonds & Insurance	2.00%	$472,771	$7.07
	Subtotal		$24,111,296	$360.80
	Contractor's Fee	5.00%	$1,205,565	$18.04
	Subtotal		$25,316,860	$378.84
	Design Contingency	12.00%	$3,038,023	$45.46
	Subtotal		$28,354,884	$424.30
	Construction Contingency	5.00%	$1,417,744	$21.22
	Subtotal		$29,772,628	$445.52
	Escalation to MOC	10.02%	$2,982,059	$44.62
	TOTAL ESTIMATED CONSTRUCTION COST		$32,754,687	$490.14

Total Area: 66,827

DETAIL ELEMENTS - OPTION 7

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
Temporary construction barrier / fencing, allowance	1	ls	$15,000.00	$15,000
Total - General Requirements				**$15,000**
2 Sitework				
Earthwork				
Layout and Grading	246,535	sf	$0.85	$209,555
Paving				
Asphalt Pavement	98,140	sf	$4.50	$441,630
Asphalt Striping	98,140	sf	$0.25	$24,535
Curb Ramp	5	ea	$550.00	$2,750
Sidewalk	14,000	sf	$8.00	$112,000
Landscaping	81,568	sf	$5.00	$407,840
Site Structures				
Trash Enclosure	1	ls	$15,000.00	$15,000
Site Specialties	1	ls	$75,000.00	$75,000
Site Utilities				
Utilities	1	ls	$200,000.00	$200,000
Total - Sitework				**$1,488,310**
3 Concrete				
Foundations				
Standard foundations	66,827	sf	$18.00	$1,202,886
Slab On Grade, 5"	66,827	SF	$10.00	$668,270
Total - Concrete				**$1,871,156**
4 Masonry				*Assume No Work Required*
Total - Masonry				

DETAIL ELEMENTS - OPTION 7

Element	Quantity	Unit	Unit Cost	Total
5 Metals				
Structural Steel				
PreEngineer Metal Frame Building	66,827	sf	$105.00	$7,016,835
Miscellaneous bolts and connections, allowance	1	ls	$25,000.00	$25,000
Total - Metals				$7,041,835
6 Wood & Plastics				
Misc Rough Carpentry				
Misc carpentry	66,827	sf	$2.50	$167,068
Building Casework	66,827	sf	$1.25	*$83,534*
Total - Wood & Plastics				$250,601
7 Thermal & Moisture				
Misc Caulking				
Misc Caulking	66,827	sf	$1.00	$66,827
Total - Thermal & Moisture				$66,827
8 Doors & Windows				
Exterior Glazing				
Exterior storefront	1	ls	$95,000.00	$95,000
Exterior Doors				
Exterior doors	1	ls	$50,000.00	$80,000
Interior Glazing			*Assume Not Required*	
Interior Doors				
Interior doors	1	ls	$40,000.00	$80,000
Total - Doors & Windows				$255,000
9 Finishes				
Interior Partitions	66,827	sf	$5.00	$334,135
Interior Finishes				
Floor				
Flooring	34,001	sf	$14.00	$476,014
Synthetic Turf	32,826	sf	$20.00	$656,520

DETAIL ELEMENTS - OPTION 7

Element	Quantity	Unit	Unit Cost	Total
Wall Finishes				
Paint walls, allowance	66,827	sf	$2.00	$133,654
Ceiling				
New Ceilings	34,001	sf	$5.70	$193,806
Total - Finishes				**$1,794,129**
10 Specialties				
Toilet / Restroom Specialties	1	ls	$75,000.00	$75,000
Field House / Building Specialties	1	ls	$150,000.00	$150,000
Total - Specialties				**$225,000**
11 Equipment				
Gymnasium Equipment, allow $150,000	1	ls	$150,000.00	$150,000
Total - Equipment				**$150,000**
12 Furnishings				*Assume Not Required*
Total - Furnishings				
13 Special Construction				*No Work Required*
Total - Special Construction				
14 Conveying				*No Work Required*
Total - Conveying				
15 Mechanical				
Plumbing/Mechanical Systems	66,827	sf	$65.00	$4,343,755
Total - Mechanical				**$4,343,755**

DETAIL ELEMENTS - OPTION 7

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
Electrical Systems	66,827	sf	$50.00	$3,341,350
Total - Electrical				$3,341,350

SUMMARY - OPTION 4 - NEW

Element				Total	Cost / SF
01	Site			$173,493	$3.45
03	Renovate Admin / Lockers			$580,030	$11.52
04	Demo Building			$503,500	$10.00
06	New Entry / Support Spaces			$2,045,169	$40.61
07	New Indoor Turf Field / Building			$7,995,637	$158.77
10	Electrical			$410,994	$8.16
12	Natatorium			$1,364,542	$27.10
14	Pool			$1,600,000	$31.77
15	Pool Mechanical			$18,444	$0.37
	Subtotal			$14,691,808	$291.74
	General Conditions		7.50%	$1,101,886	$21.88
	Subtotal			$15,793,694	$313.62
	General Requirements		5.50%	$868,653	$17.25
	Subtotal			$16,662,347	$330.87
	Bonds & Insurance		2.00%	$333,247	$6.62
	Subtotal			$16,995,594	$337.49
	Contractor's Fee		5.00%	$849,780	$16.87
	Subtotal			$17,845,374	$354.36
	Design Contingency		12.00%	$2,141,445	$42.52
	Subtotal			$19,986,819	$396.89
	Construction Contingency		5.00%	$999,341	$19.84
	Subtotal			$20,986,160	$416.73
	Escalation to MOC, 11/01/25		10.02%	$2,101,997	$41.74
TOTAL ESTIMATED CONSTRUCTION COST				$23,088,157	$458.47

Natatorium,
Pool,
Pool Mech,
(from Option 2 basic reno)

$24,192
$1,355,362
$30,349
$924,500
$8,700
$12,975

1,355,362
924,500
8,700
2,288,562

2,982,986

SAVINGS =
694,424

$(1,091,325)

Total Area: 50,359 SF

$21,996,832 BASIC POOL MOD.

DETAIL ELEMENTS - OPTION 4 - NEW

Element	Quantity	Unit	Unit Cost	Total
Site				
Sitework - Allowance (per Option 1)	1	ls	$173,493.00	$173,493
Total - Site				**$173,493**
Renovate Admin / Lockers	3,097	sf		
Demo	3,097	sf	$25.00	$77,425
Lockers	1,440	sf	$183.36	$264,038
Staff	270	sf	$150.70	$40,689
Family	146	sf	$216.88	$31,664
Party	278	sf	$106.20	$29,524
Storage	722	sf	$150.70	$108,805
Circulation	241	sf	$115.70	$27,884
Total - Renovate Admin / Lockers				**$580,030**
Demo Building	17,940	sf		
Demo Building	17,940	sf	$10.00	$179,400
Haz Mat	17,940	sf	$15.00	$269,100
Remove Gym Equipment	1	ls	$55,000.00	$55,000
Total - Demo Building				**$503,500**
New Entry / Support Spaces	6,300	sf		
New Entry / Support Spaces	6,300	sf	$324.63	$2,045,169
Total - New Entry / Support Spaces				**$2,045,169**
New Indoor Turf Field / Building	24,630	sf		
New Indoor Turf Field / Building	24,630	sf	$324.63	$7,995,637
Total - New Indoor Turf Field / Building				**$7,995,637**
Electrical	239	sf		
Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	$28.00	$6,692

DETAIL ELEMENTS - OPTION 4 - NEW

Element	Quantity	Unit	Unit Cost	Total
Electrical				
New Electrical Distribution	239	sf	$18.00	$4,302
New Electrical switchgear	1	ls	$300,000.00	$300,000
New Electrical panels	1	ls	$100,000.00	$100,000
Total - Electrical				**$410,994**
Natatorium	15,745	sf		
2 Site Works / Demolition				
Demo Pool Deck	9,180	sf	$8.00	$73,440
3 Concrete				
Install New Concrete @ Pool Deck	9,180	sf	$14.00	$128,520
4 Masonry				
Repair Structural Cracks in Walls	15,732	sf	$5.00	$78,660
7 Thermal & Moisture Protection				
Replace Roof Insulation and Roofing	15,732	sf	$28.00	$440,496
8 Doors & Windows				
New Insulated Exterior Glazing - full height. $25,000 allowance	1	ls	$40,000.00	$40,000
New Doors	9,180	sf	$1.00	$9,180
9 Finishes				
New high-performance coatings on walls and ceilings	15,732	sf	$2.50	$39,330
15 Plumbing / HVAC				
Replace plumbing & Drains @ pool deck	9,180	sf	$8.20	$75,276
Hot Water System				
Demo existing solar HW System	1	ls	$15,000.00	$15,000
Replace HW system with new Photo-Voltaic Panels	1	ls	$150,000.00	$150,000
New HVAC dehumidification unit & Distribution	15,732	sf	$20.00	$314,640
Total - Natatorium				**$1,364,542**
Pool	6,552	sf		
11 Equipment				
Pool Allowance - Moderate Remodel: $1,600,000 Allowance	1	ls	$1,600,000.00	$1,600,000
All new pool mechanical equipment (mechanical footprint will grow marginally)				
Existing waterslide and associated mechanical system to remain				
Refresh waterslide with new gel coat				
Add new 500 SF sprayground				
Add new 100 SF spa				
Cosmetic updates to the lap pool (new plaster, removal of surface corrosion on S/S items, new depth markers, etc				
Add six (6) newstarting blocks for 25M course				
Add "minor" featurs to lap pool including Aqua Zip'n, volleyball, basketball, log roll, and floatables				
Add "major" featurs to lap pool including climbing wall, NinjaCross, diving board and stand				
Insall new concrete stairs and underwater bench in existing lap pool				

DETAIL ELEMENTS - OPTION 4 - NEW

Element	Quantity	Unit	Unit Cost	Total
Replace ADA lift				
Total - Pool				**$1,600,000**
Pool Mechanical	348	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	348	sf	$28.00	$9,744
15 Plumbing / HVAC				
New Piping Within Mechanical Room	348	sf	$25.00	$8,700
Total - Pool Mechanical				**$18,444**

WORKSHOP #1

MEETING NOTES #1

400 Santa Fe Drive
Denver, CO 80204
303.294.9244
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Date:	June 5, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Recreation Staff, 2pm – 3:30pm		

On Monday afternoon, June 5, 2023, the City of Grand Junction hosted Recreation Staff at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility, give them an update on the project, and provide feedback on the proposed design options. The following is a summary of the discussions:

- (12) staff members attended the meeting
- Overview of the building assessment and latest project developments
- Reviewed presentation materials for City Council and Public Forum #1
- Discussed program for new CRC – half the budget will be dedicated to new Aquatics.
- How will improvements at OM be funded?
- Will this take away funding from CRC?
- Funding available from cannabis, taxes, or sales tax?
- Current study is to provide due diligence and do right by the community.
- What is the status of the partnership (County, City, School District)?
- City is committed to providing 'no gap in service' at OM before CRC opens.
- City must emphasize the unpredictability of Options that require repairs and time down.
- Aquatic users at OM will want the pools to stay.
- Option 4: the existing gym is a premium space in winter; Can we replace the wood floor?
- Can we keep the existing gym in lieu of new turf?
- What are the next steps?
- If possible, it would be good to print design options on large boards for the community meeting.

Architecture | Interiors | Aquatics

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Denver, CO 80204
303.294.9244
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MEETING NOTES #2

Date:	June 5, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Mayor / City Council, 5:30pm – 8pm		

On Monday evening, June 5, 2023, the Design Team met with City Council at Fire Station #1 to discuss the future of the Orchard Mesa Recreational Facility, give them an update on the project, and provide feedback on the updated proposed design options and operational costs. The following is a summary of the discussions:

- The Mayor and (8) Council members attended the meeting
- Reviewed market study, operations, current utilization and who will be using Orchard Mesa
- Updates on design options along with capital costs and subsidies
- It appears that Option 3 duplicates services and programs planned for CRC. Is this correct?
- Option 4: Is this large enough to support the community's sport's needs?
- Instead of Option 5, there is a preference to locate an indoor turf facility at Birkey Park – far less complicated, the City owns the land, more space available
- With demolition costs at OM site, is it a wash (costs) to build an indoor turf field at Birkey Park or another location?
- We need to consider Option 6: do nothing to the existing building until October 2026 when the CRC is open.
- Regarding the sale of the OM property & building or giving it to the City, the School District has not honored any proposals or deals; Bottom line: OM creates a $700,000 liability to the City
- It's important to consider how capital investment can be used to improve access from OM to the new CRC
- Consider bus passes, dedicated bike lanes and improved access/routes directly to CRC
- Have we received good participation from the community? Do we really know their needs?
- The PROS Master Plan is the approved plan for new recreation facilities and a guide for future development; PROS will be updated every 5 years
- Where did this all start? OM is important, but there are many other recreational needs other than this pool
- Survey process is lacking participation from Spanish speaking community
- Will the final report go to PRAB before it gets to City Council?

MEETING NOTES #2

400 Santa Fe Drive
Denver, CO 80204
303.294.9244
olcdesigns.com

Date:	June 6, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Focus Group, 10am – 11am		

On Tuesday morning, June 6, 2023, the City of Grand Junction hosted a Focus Group at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the proposed design options. The following is a summary of the discussions:

- (3) residents attended the meeting
- When Orchard Mesa (OM) is not available, the community uses the facility in Fruita, CO
- OM pool is used by other groups including Baseball who uses it for therapy
- Will the 'partnership' (City and School District) remain with all concept options?
- Will the partnership share capital and operational costs?
- Will the partnership relationship change or stay the same?
- If City purchases the building and land, then develops – seems good for the community
- When would renovations take place?
- With OM and the new CRC, does the City have the ability to operate two pool facilities?
- In Option 3, can we expand the gym shown?
- Having a year-round, indoor multi-sport facility is needed in OM (baseball, soccer, and lacrosse are core sports)
- Baseball vision: refer to Blue Chip in Grand Junction; December – March is biggest need, drop down nets, 35ft long is short, 80ft long is more ideal
- Can turf surface be switched with other flooring?
- Pool will be used year-round, but turf will only be used November – March
- Grand Valley Lacrosse interested in indoor box
- Lacrosse program: 4 seasons, Fall / 60-70 kids; Winter (box) / after Christmas, Jan-Feb, 60-80 kids; Spring Break – end of May / 120 kids; Summer / June – August, 80-100 kids, with hot weather will use indoor fields; Walker Field at CMU is used when needed, but it's expensive
- As community grows, two pools will be needed. People already use pools in Fruita CO
- Does plan to renovate pool include making it deeper for competitions?
- Options 3 and 4 make the most sense, but how will these be funded?
- Are the options developed covered in the PROS Master Plan?
- Re-poll the community regarding swimming pools; More need & desire than what previous survey shows
- Sports fields are most needed facilities
- OM pool with indoor turf would be a good option
- Consider building a bubble for new indoor turf and sport courts (Foster Field House)
- Option 1: after October 2026, will City revisit OM subsidy and service levels? What will they do?
- Whatever happens, make spaces flexible

MEETING NOTES #4

400 Santa Fe Drive
Denver, CO 80204
303.294.9244
olcdesigns.com

Date:	June 6, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	PRAB, 12pm – 1:30pm		

On Tuesday afternoon, June 6, 2023, the City of Grand Junction hosted the Parks & Recreation Advisory Board (PRAB) at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the proposed design options. The following is a summary of the discussions:

- (8) Board Members attended the meeting; (1) Board Member could not attend, but provided feedback
- Are the other agencies participating in this process?
- What is anticipated usage of pools at new CRC?
- Option 2: is abatement of asbestos included in the capital cost?
- Won't improvements at OM cannibalize usage of CRC?
- What needs to happen to renovate the existing gym?
- We have dire need of gymnasiums in Grand Junction – we should keep it
- Can renovated gym space be rented out?
- When will we know OM fees so we can compare to CRC?
- Do we have to go back to voters to get money for these options?
- Options 1-3 seem reasonable. The other options need a funding plan
- For OM users, do we have a demographic of who will use this facility and who will use the CRC?
- What "should" be daily users at OM for similar project?
- With CMU pool, are 3 pools in community saturated?
- Cold water at CMU is not as desirable
- Do we know aquatic users groups at OM?
- Lessons will continue at OM, but majority of lessons and programs will be at CRC
- Based on current usage, where is projected greater growth? It appears to be north side
- What is plan to replaster at Lincoln Park? Plaster life = 12-15 years if maintained well
- Plan for Lincoln Park is coming soon
- Camps and parties happen at OM and LP. This will happen at CRC too
- At OM, school kids don't pay for usage/parties
- Some areas won't be able to access CRC. OM is better option
- Any data or statistic for population that could be disenfranchised?
- How many kids will attend pool? How many for dry spaces?
- Big demand for indoor turf facilities
- Consider scraping site and making huge shelter (bubble)
- Options 3-5 seem off the table
- For indoor field, we need batting cages (softball, baseball) to support 41 travel teams and 4 little leagues
- Any partnerships with local baseball clubs?
- Any grants available? Typically, these are for new construction
- Like the idea of turf space in terms of need & cost when compared to operating a pool
- If we demolish the site, are there more grant possibilities?
- Option 1: this is what Council is committed too
- Option 1: are capital costs split 3 ways?
- How will OM be affected by the new CRC?
- What funds spent will be shared by partners?
- An ideal solution would both provide an amenity that continues to benefit this underserved neighborhood (is morally and politically tennible) AND that is useful to the entire community (is fiscally responsible). It seems that the continued use as a pool meets the first goal (serves hyper-local needs) but once Matchett is built – not the second (broader community), and that a field house appears to meet the second (a needed amenity) but not the first (not particularly useful to current useers of the OM facility). We wonder if an indoor play space could be paired with the fieldhouse to create a multi-age facility that meets both goals – in hot, cold or smokey weather, it would be really wonderful to have a place where kids could play comfortably!

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MEETING NOTES #5

Date:	June 6, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Focus Group 2 , 2pm – 3pm		

On Tuesday afternoon, June 6, 2023, the City of Grand Junction hosted a second Focus Group at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the proposed design options. The following is a summary of the discussions:

- (11) residents attended the meeting
- With turf options, what would be timeline?
- Where does funding come from for Options 2 and 3?
- Option 5 would need funding plan. Lease purchase?
- Is City capable of moving forward with any option without a new agreement?
- When will feasibility study be done?
- Do we have an option that keeps the pool, but add indoor turf?
- Do we have an idea of what equipment will breakdown soon?
- City is committed to operating OM through October, 2026
- Indoor turf is a huge need
- OM: is it more important to be sport fields or just a gathering place?
- For lacrosse, option to keep pool and add turf would be good
- One indoor turf field is not enough
- Would improvements at OM happen after 2026?
- Numbers could be skewed because facility sits on a school site
- OM is low income and expanding - they need this facility
- OM pool vs CRC = 1/3 the size
- Indoor turf would be used during summer too
- Lacrosse and soccer numbers are significantly higher than OM swimmers
- What is anticipated subsidy for new CRC?
- With CRC, Fruita's numbers will go down too; Right now, 560/per day
- Having different facilities and services is good for the community; Providing different offerings than CRC is important; Satellite locations is key
- Hybrid options is preferred
- How does OM options work and support PROS Master Plan?
- Seems like a waste to get rid of a valued amenity like a community pool
- Can we do new indoor fields on a different site?
- What is planned for Matchett site through PROS Master Plan?
- For Lacrosse, Option 4 is too small; Option 5 is more ideal for year-round use; Option to keep pool and add turf is possible too
- Ceiling heights are a concern in existing spaces with turf
- Will CRC have a competition pool? Will it have 6-8 lanes and diving?

MEETING NOTES #6

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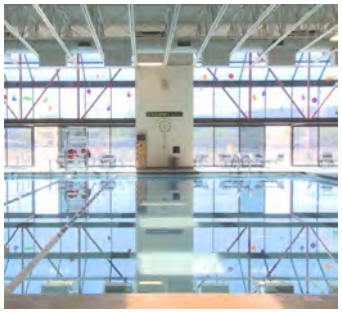
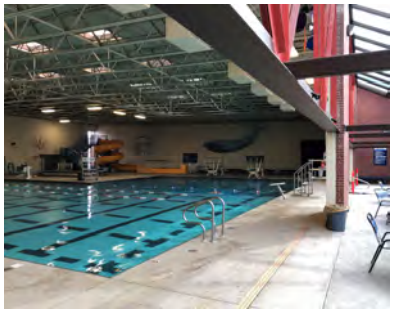
Date:	June 6, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Public Forum #1, 5pm – 6:30pm		

On Tuesday evening, June 6, 2023, the City of Grand Junction hosted Public Forum #1 at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the proposed design options. The following is a summary of the discussions:

- (72) residents attended the meeting
- For CMU survey, how was data actually determined?
- How many people were contacted by CMU survey?
- Why didn't the CMU survey ask about local needs and desires?
- A 4 lane pool is not enough, must be 6 lanes
- OM should stay open, they deserve a new facility
- OM pool needs to stay on the south side of the river
- The School District is slow and they don't want to commit to anything
- How to avoid replacing obsolete facilities after 30 years?
- Will OM have reserve funds?
- Can Design Team provide examples of similar renovations?
- Is there a list of OLC projects that we can refer too?
- Neither OM or CRC have competition pools. What is the plan?
- In favor of keeping pools in Option 2 - we need a facility on the south side
- Is there funding to build any of these options?
- OM has a nice pool, it seems best to keep it. Why a Fieldhouse?
- The school district doesn't want to have anything to do with OM
- Can OM pools be converted to salt water?
- Has the City reached out to Bonzai or other local businesses to partner?
- Pool is needed, but indoor fieldhouse for year-round use is needed more
- Young families need indoor turf fields
- Why don't we have a second outdoor pool? Is this under consideration?
- What was the original agreement between the City, Schools and County?
- What happened to the idea of building a turf Fieldhouse at Birkey Park?
- The School District offered to give the building and land to the City. What is the status?
- Does the City have reserves to help pay for the work at OM?
- $905,000 to demolish OM?
- Will new design options be presented to voters?
- Options 1 and 2 seem to be preferred

Photos from Public Forum #1

Orchard Mesa Recreational Facility

City Council Workshop

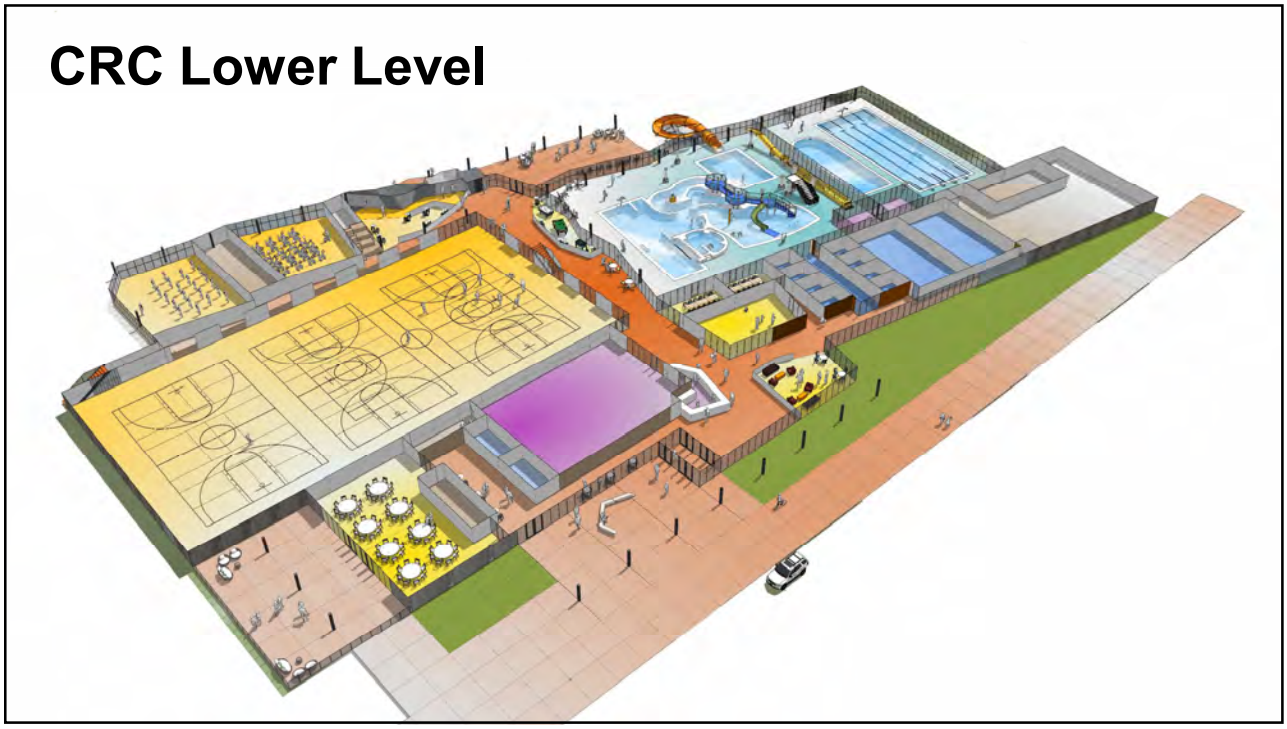
June 5, 2023

1

2

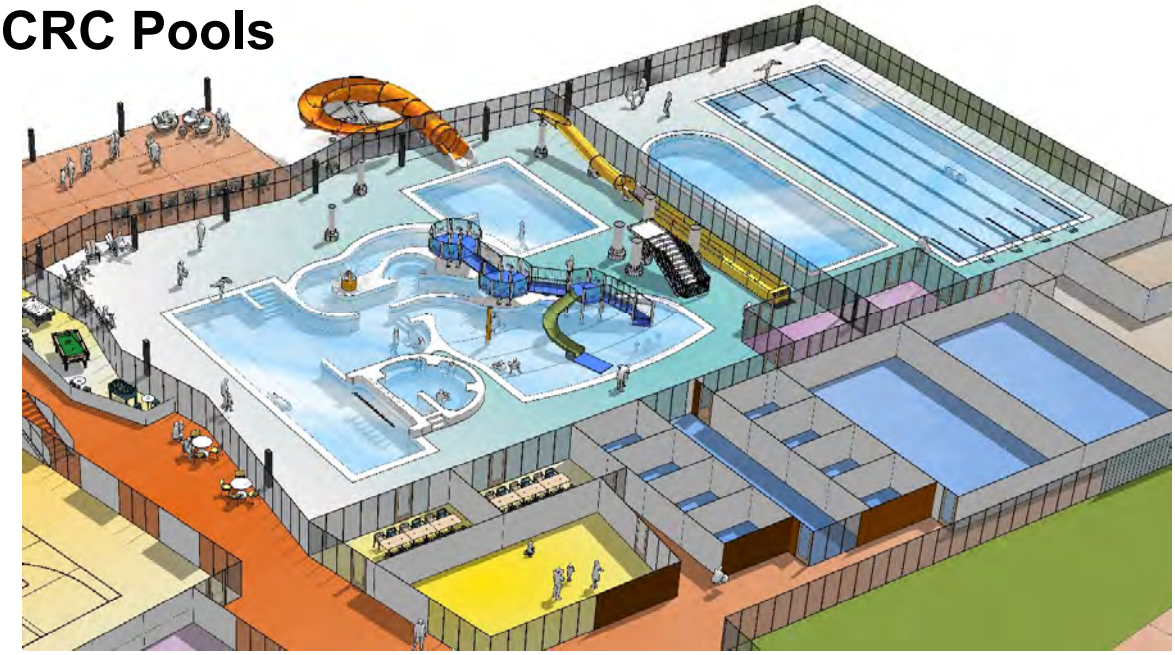
3

CRC Lower Level



4

CRC Pools



5

Grand Junction CRC Aquatic Spaces

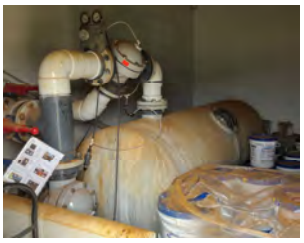
6

Key Considerations

40-year-old facility

- Despite regular maintenance, all systems are at the end of their useful life

Hot Tub



Sand Filter

HVAC

Solar System

Circulation Pump

Pool Boiler

7

Key Considerations

Pool Partners:

School District 51 MESA COUNTY VALLEY
Engage, Equip, and Empower

School District 51 owns facility & land and pays utilities

Grand Junction COLORADO

MESA COUNTY

The City of Grand Junction, facility operator, and Mesa County split annual subsidy (until 2021)

Grand Junction COLORADO

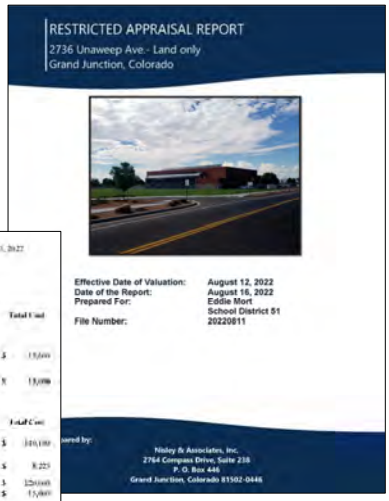
OLC Architecture | Interiors | Aquatics

8

Key Considerations

Demo. cost of entire building = $905,000 (asbestos remediation)

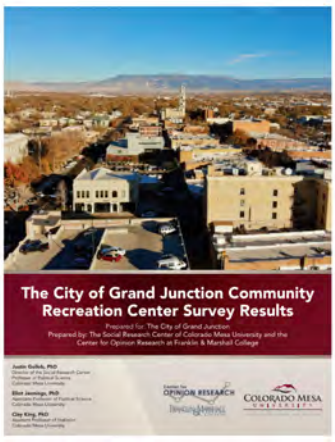
Value of land after demo = $240,000

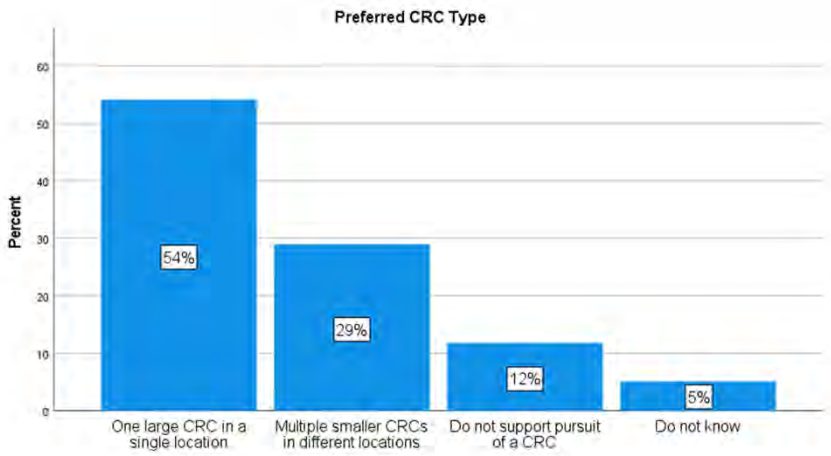


9

Key Considerations

Public feedback driving planning





2022 CMU Community Center Survey

10

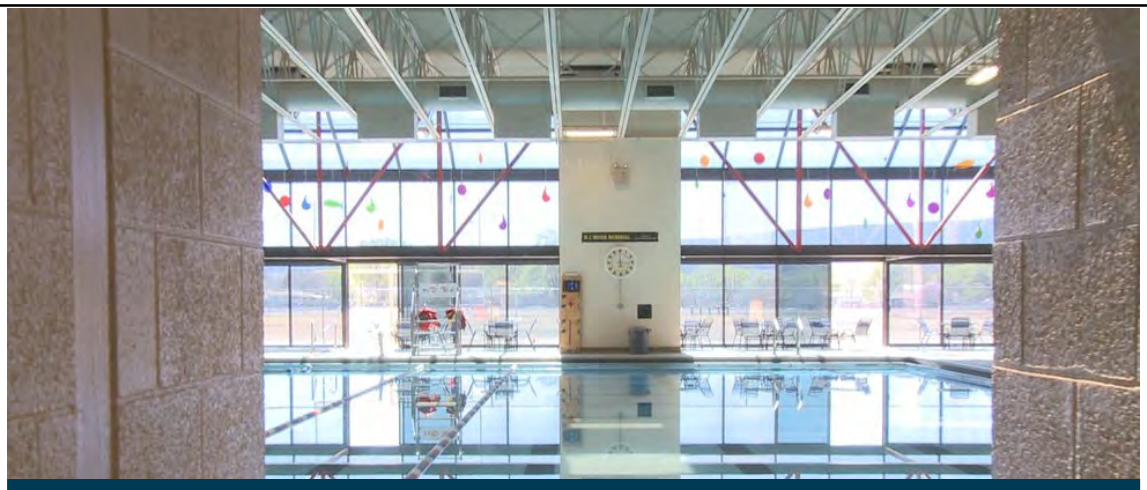
Key Considerations

Level of Service

Orchard Mesa Pool: 146 users per day on average in 2022 and 101 in 2021

Community Rec. Center: 1,100 users per day on average, projected

11

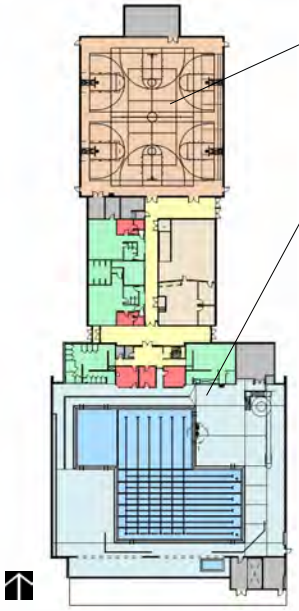


Orchard Mesa Facility

- *Options for Moving Forward*

12

Option 1: Status Quo



No work in existing gym/locker rooms

<u>Potential Breaks Causing Closure:</u>

Circulation Pump - $ 20,000
HVAC System - $330,000
Boiler - $125,000
Filter Rebuild - $ 30,000
Chemical Feed System - $ 35,000
Pool Re-Plaster - $250,000
Hot Tub - $185,000

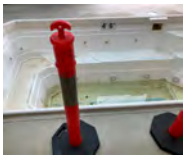
(does not prevent the pool from operating)

Capital Cost = $975,000
Annual Subsidy Cost = $308,000

High Subsidy, likely to increase with CRC open

EXISTING POOL FILTER

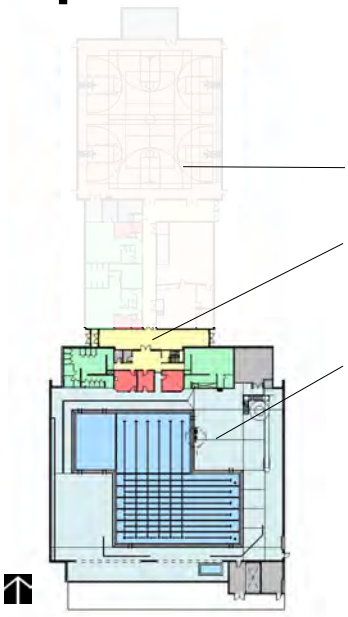
EXISTING POOL HEATER


EXISTING SPA

EXISTING PLUMBING SYSTEM

13

Option 2: Modernize Pool



Demolish Existing

Modify Entry

New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

Cost = $5.7M - $6.2M

Subsidy = Medium Subsidy

NEW POOL FILTER

LOG ROLLING

NEW HVAC

BASKETBALL

NEW POOL HEATER

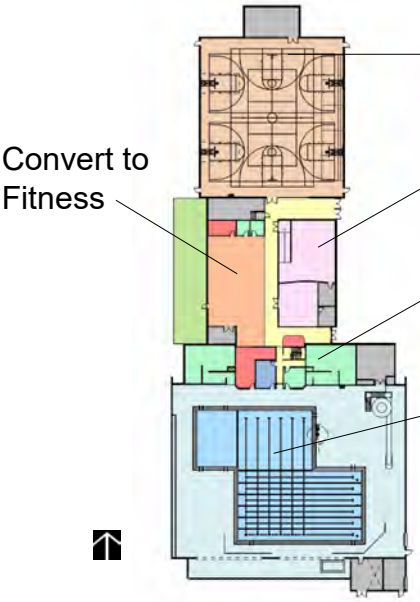
AQUA ZIP'N

NEW ELECTRICAL

VOLLEYBALL

14

Option 3: Full Facility Reno



Cost = $12.6M - $13.5M
Subsidy = Medium Subsidy

FLOATABLE TOYS

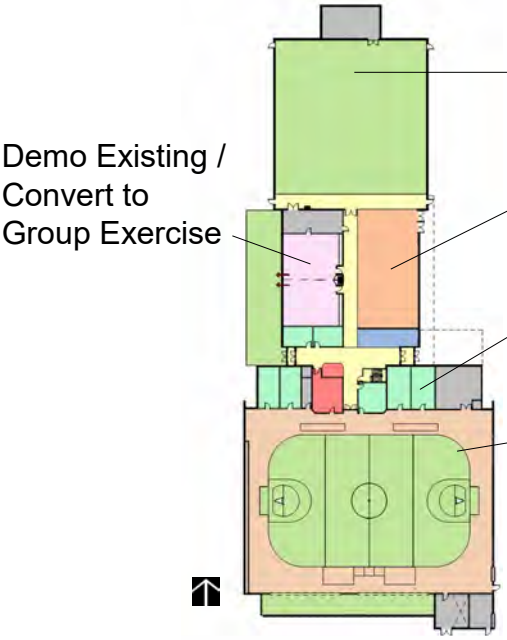
SPLASH PAD

NINJACROSS

AQUACLIMB

15

Option 4: Conversion to Turf Fields



COST = $14M - $15M
Subsidy = Low Subsidy

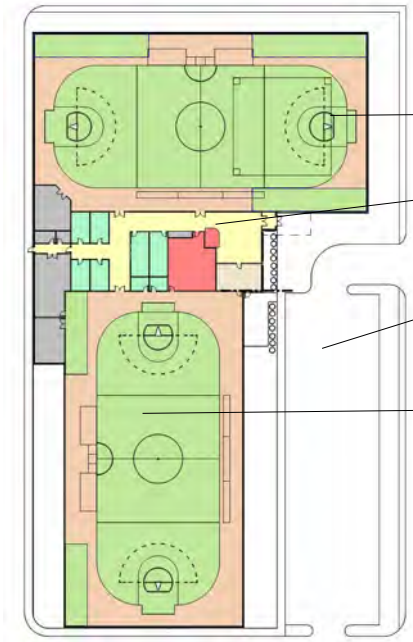
NUMEROUS ACTIVITIES

YOUTH & ADULT TEAM SPORTS

TRAINING, CAMPS, EVENTS

16

Option 5: New Fieldhouse



Demo Existing Building

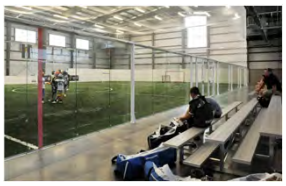
New Full-Sized Turf Field #1

New Lobby & Team Rooms

New Parking & Patios

New Full Sized Turf Field #2

COST = $30M - $33M
Subsidy = Low Subsidy



DASHER BOARDS, SPECTATORS

FULL-SIZED FIELDS FOR TEAM SPORTS

YOUTH/ADULT LEAGUES & TOURNEYS

17

Options for the Future	Capital Cost	Operational Subsidy
Option 1: Status Quo	<$800,000	$308k/year. High Subsidy
Option 2: Basic Modernization of Pool	$5.7M - $6.2M	Medium Subsidy
Option 3: Full Facility Reno	$12.6M - $13.5M	Medium Subsidy
Option 4: Conversion to Turf Fields	$14M - $15M	Low Subsidy
Option 5: New Fieldhouse	$30M - $33M	Low Subsidy

The exterior of Orchard Mesa Community Center Pool

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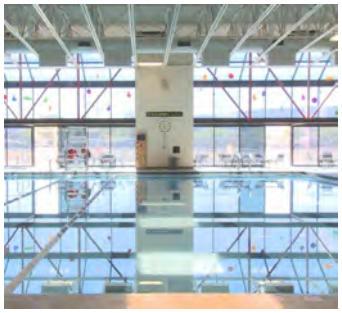
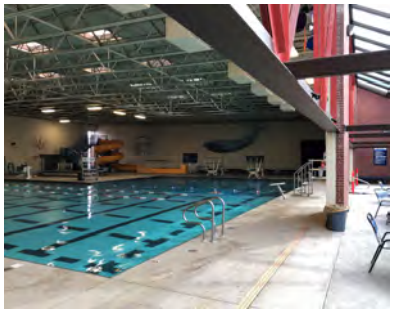

Questions and Answers

Thank you!

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WORKSHOP #2

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MEETING NOTES #1

Date:	August 14, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Recreation Staff, 2pm – 3:30pm		

On Monday afternoon, August 14, 2023, the City of Grand Junction hosted Recreation Staff at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility, give them an update on the project, provide feedback on the updated proposed design options and market analysis. The following is a summary of the discussions:

- (16) staff members attended the meeting.
- Reviewed market study, operations, current utilization and who will be using Orchard Mesa.
- Reviewed updated presentation materials for City Council and Public Forum #2.
- Option 5: fields large enough to support soccer and lacrosse? Are they full size?
- Right now, not a lot of indoor tournaments. If added to OM, 2 fields won't be enough.
- Indoor turf fields would compliment outdoor fields in GJ, not replace them.
- Options 4 & 5 could generate revenue; Operationally, similar to APEX in Arvada, CO.
- Pools are very expensive to operate especially when compared to indoor turf facility.
- Does indoor turf have a similar lifespan as an indoor pool?
- Options do not include any indoor pickleball courts. Is this possible?
- Can we add a chart showing capital costs & operational costs for each option? This has been done, but not shown.
- Team will incorporate these costs into the presentation to Council and the community.
- What are the year-round swim lessons going to look like at Orchard Mesa?
- OM will continue to operate 10 months after CRC opens. This is to evaluate the impact of the CRC on users.
- If we keep OM pool, are we providing more pools than Grand Valley needs?
- Is there any support from sports tourism to justify another pool?
- Why not build a fieldhouse at Matchett Park? The east side of town needs a lot of support.
- OM site is land locked. Does it make sense to locate new indoor turf at another location?
- Maybe Option 6 is to consider outdoor recreation in lieu of indoor facilities?
- PROS Master Plan will update every 5 years.
- The indoor pool at OM is an important component to quality of life for the neighborhood.
- Does Option 1 include any demolition?
- Option 5: does the plan include changing rooms? Multi-purpose room for rentals?
- Do we have a more detailed breakdown of operational costs for new options?
- What are the funding mechanisms for the design options?
- What are the next steps if the 'partnership' dissolves.
- Option 1: does not come with a new hot tub – emphasize in meetings.
- CRC: 4 lanes are in the plan; 6 lanes are committed too by the City.
- Is OM site big enough for indoor turf and parking?

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MEETING NOTES #2

Date:	August 14, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Mayor / City Council, 5:30pm – 8pm		

On Monday evening, August 14, 2023, the Design Team met with City Council at Fire Station #1 to discuss the future of the Orchard Mesa Recreational Facility, give them an update on the project, provide feedback on the updated proposed design options and market analysis. The following is a summary of the discussions:

- (7) Council Members attended the meeting.
- Reviewed market study, operations, current utilization and who will be using Orchard Mesa.
- Updates on design options along with capital costs and subsidies.
- It appears that Option 3 duplicates services and programs planned for CRC.
- Option 4: Is this large enough to support the community's sports needs?
- Instead of Option 5, there is a preference to locate an indoor turf facility at Birkey Park – far less complicated, the City owns the land, more space available.
- With demolition costs at OM site, is it a wash (costs) to build an indoor turf field at Birkey Park or another location?
- We need to consider Option 6: do nothing to the existing building until October 2026 when the CRC is open.
- Regarding the sale of the OM property & building or giving it to the City, the School District has not honored any proposals or deals; Bottom line: OM creates a $700,000 liability to the City.
- It's important to consider how capital investment can be used to improve access from OM to the new CRC.
- Consider bus passes, dedicated bike lanes and improved access/routes directly to CRC.
- Have we received good participation from the community? Do we really know their needs?
- The PROS Master Plan is the approved plan for new recreation facilities and a guide for future development; PROS will be updated every 5 years.
- Where did this all start? OM is important, but there are many other recreational needs other than this pool.
- Survey process is lacking participation from Spanish speaking community.
- Will the final report go to PRAB before it gets to City Council?

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MEETING NOTES #3

Date:	August 15, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Focus Group #1, 10am – 11am		

On Tuesday morning, August 15, 2023, the City of Grand Junction hosted Focus Group #1 at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the updated design options and market analysis. The following is a summary of the discussions:

- (3) residents attended the meeting.
- What are the dimensions of the turf fields in Option 4?
- What does financing/funding look like for these options?
- What is the timeline for any of these options? Would any work happen before October 2026?
- What is going on with the existing gym right now? Is it even used?
- The City will keep the pool open through October 2026; We don't know what the Schools or County will do.
- Who is going to make the decision on OM pool? Schools or City Council?
- Are there negotiations between the Partners?
- How is the data from public meetings going to be used? How will it be weighed?
- Has Matchett Park or Birkey South been explored for new indoor turf fields?
- An indoor turf facility at any site other than OM would need its own feasibility study.

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MEETING NOTES #4

Date:	August 15, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	PRAB, 12pm – 1:30pm		

On Tuesday afternoon, August 15, 2023, the City of Grand Junction hosted the Parks & Recreation Advisory Board (PRAB) at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility, provide feedback on the updated design options and market analysis. The following is a summary of the discussions:

- (8) Board Members attended the meeting; (1) Board Member attended online.
- Why do we want to build two indoor turf fields? Can the existing building support one, full sized field?
- How can we live with only 4 lap lanes at CRC while eliminating lanes at OM?
- Has City Council had any discussions about funding these improvements?
- What do we mean by a 'full size' indoor turf field?
- Fire FC has a facility nearby? How does their facility and usage impact our turf options?
- What about the Option of doing nothing? Is this being considered?
- Have we reached out to City Aquatic Staff for their feedback?
- Can this presentation be disturbed to PRAB?
- A 'draft' of the final report may be available on September 7th or October 9th for PRAB review.
- What can Parks & Recreation afford in their current budget lieu of going to voters to fund these options?
- Would indoor facility work with GOCO grant?
- Does GOCO grant support renovation of Lincoln Park Pool?

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MEETING NOTES #5

Date:	August 15, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Focus Group #2, 2pm – 3:30pm		

On Tuesday afternoon, August 15, 2023, the City of Grand Junction hosted Focus Group #2 at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility and provide feedback on the updated design options and market analysis. The following is a summary of the discussions:

- (8) residents attended the meeting.
- Why isn't there an option with a pool and turf field?
- Is turf going to be provided at CRC?
- For indoor turf, how will parking be handled? Will the School District provide more space for additional parking?
- Options 4 & 5: if pursued, when would these be open?
- Is the existing gym unusable right now?
- Birkey South location is not ideal for new indoor turf facilities.
- Option 5 is ideal – two, full sized fields is good.
- In terms of funding, what is the threshold to go back to voters?
- For OM residents, will the City provide passes to public transportation to access the CRC?
- Is there a public bus stop at Orchard Mesa Pool?
- Waiting 5-6 years is a long time. Will other facilities be made available until new turf fields are built?
- Can we green-light a feasibility study for a new indoor turf facility?
- When do you expect a decision on the options for Orchard Mesa?
- Are there concerns about visitation numbers for Lincoln Park Pool?
- Have we surveyed members of the community with the new options?

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MEETING NOTES #6

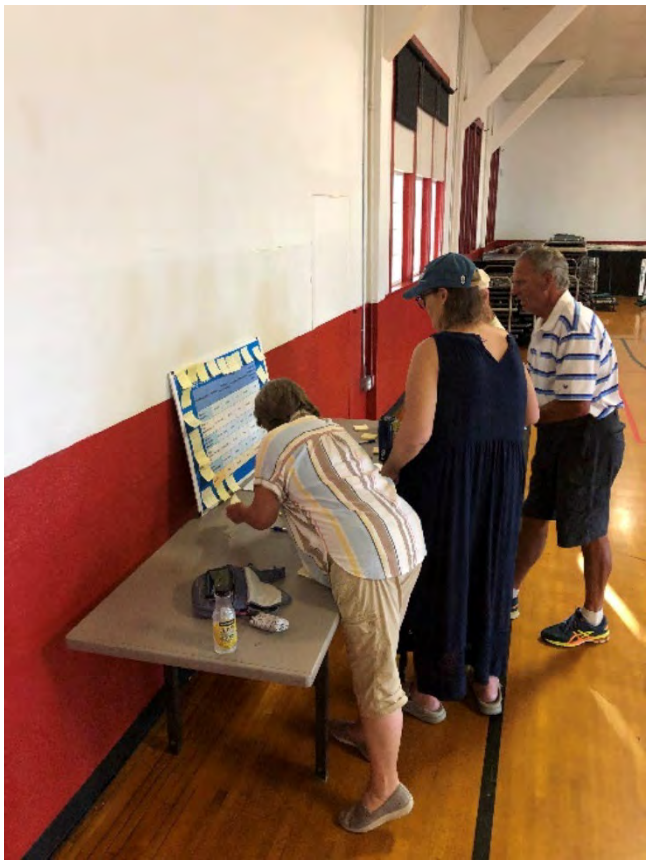
Date:	August 15, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Public Forum #2, Summary of Options Feedback		

On Tuesday evening, August 15, 2023, the City of Grand Junction hosted Public Forum #2 at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility, provide feedback on the updated design options and market analysis. After the meeting, the community provided detailed comments and suggestions on sticky notes:

Summary of Options

- Because of all the new developments happening across the river, the City should promote OM and go with Option 3.
- Need a disabled individual on the Team.
- No to 4 & 5 – Teams need to self-fund.
- Option 3 with promotion and signage.
- Question: Has an estimate been gathered of the cost of building a new pool facility in 10 years or so when City growth demands more than the CRC can handle – compared with the upgrade that Option 3 offers?
- Option 3 for sure! Diversify around community & tie into recreation opportunities at Las Colonias, including zip line.
- Option 3 – we are attracting more people to the GJ area – we need more than 1 facility in a city of this size.
- Do it up right. Option 3 for OM pool. Then, compare apples to apples.
- Options 4 & 5 show the highest utilization for the lowest subsidy. Though there is a lot of emotional connection to the pool, the per visit subsidy of options 1-3 would be hard to justify.
- Option 2 or 3. There is a need for this pool! GJ can have a rec center and OM pool. This community is growing.
- There are many “older” swimmers. Why not accommodate us too? Lap lanes at OM get crowded.
- Option 4 & 5 are discriminatory to the senior population. Option 3 serves all ages & makes GJ more attractive.
- Option 2. We were not aware of the OM pool. The lack of promotion is reflected in the low usage.
- The figures on pool use before Covid are relevant. Many people are still trying to get back into the pool. Erratic hours prevent good planning.
- Option 3 or 5. These seem to be the best choices of the 5. Keep the pool #3. Make it turf #5. When do we vote?
- The evaluators are ignoring the huge number of apartments, condos in the riverfront, condo areas and downtown areas all within walking and biking distance of the OM pool, but not the new CRC. Keep OM pool open for 10-20 yrs.
- 3 please.
- Figures presented were during Covid – are invalid. The OM pool was packed with kids from downtown, schools and OM schools. I went 3x a week for class and will not drive to the new pool.
- Recommend Option 2. Best fit for downtown and Orchard Mesa.
- My vote is for Option 3. Rec center south good for more!
- No to 4 & 5. Outside play area is healthy!
- Thank you for taking public input on this issue – not simply letting the OM pool “die on the vine”. I don’t see the other 2 partners making the same effort.
- At age 55, I was told I can only do ‘no-impact’ exercise. So, I do deep water aerobics on my own when necessary. I pray there will be a place for me to exercise in GJ as I age.
- Option 4 & 5. Interchangeable floors to accommodate other sports & league play: gymnastics, volleyball, pickleball
- Option 3 sounds fair! Keep OM pool open.
- We need both OM and CRC.
- Definite no to 4 & 5. Option 2 would be best for me.
- Editorial ‘Orchard Mesa Pool has potential to be money-making asset in revived area’ read by resident author.

Photos of Community Feedback



Orchard Mesa Pool has potential to be a money-making asset in a revived area

JANET MAGOON

The controversy surrounding the future of the Orchard Mesa Pool continues without any clear end in sight.

The last forum I attended, five different scenarios were presented — three supported renovating the pool and two suggested filling it in with dirt for sports play. I can't support the latter given that our weather is conducive to outdoor play most of the year. Besides, a pool and gymnasium would service a much more diverse population.

The area adjacent to the Orchard Mesa Pool is exploding. Within two miles of the OM Pool, approximately 322 various housing complexes are to be built or have been. Two different camping opportunities will or have been built. One is an RV park of around 75 units and the other slated to have about 81 more. There is a zip-line getting ready to debut from the top of Eagle Rim Park to Las Colonias below. There is a boat ramp bringing locals and tourists to the area, a lazy river for floating, and there are the butterfly ponds with access to other outdoor fun in the sun.

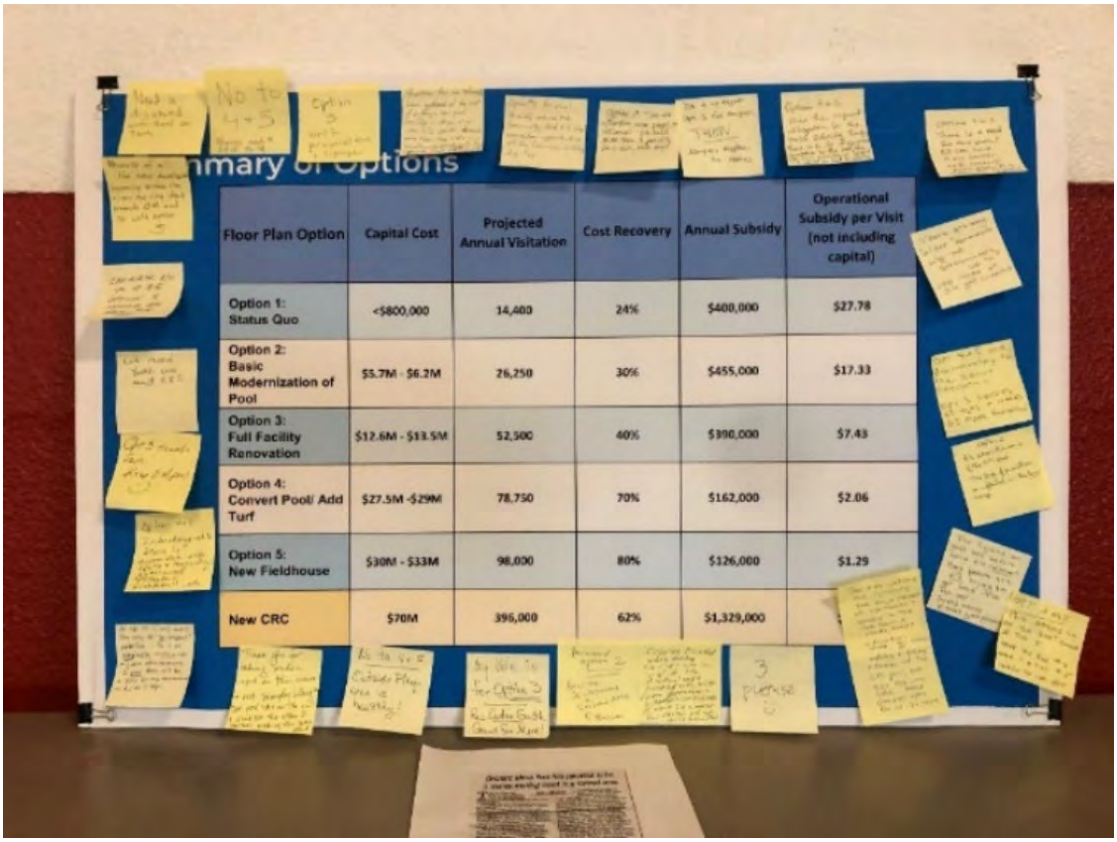
The amphitheater and the disc golf park draw in locals and tourists. Eagle Rim Park itself is popular for picnicking, skateboarding and walking, with sweeping views of the valley. And right there, the Orchard Mesa Pool can be accessed by walking, biking, or grabbing one of the city's new scooters.

But few even know of its existence. Not one city sign designating landmarks acknowledges the pool. Not one website advertising these new complexes mentions the pool in their amenities or neighborhood offerings and there are some very detailed maps and videos on these websites.

It's great the town is going to finally get a much sought-after recreation center. But, let me remind you, it took multiple tries at the ballot to get that to pass. There was a lot of promotion by the city: Facebook ads, mailing fliers, yard signs, foot races and lots of media coverage. I have seen much less support by the city to save the pool. The only reason it is still open is because the Save the Pool Committee fought hard to keep it for now. Undoubtedly, what I probably will not see is anyone riding their bike, or scooter, or walking to the new rec center when it is built. It is not in a convenient location unless you live close or are in a car.

I would love to see Bonsai and the city partner and make the Orchard Mesa Community Pool and Gymnasium an educational center for recreational safety. Bonsai has created indoor challenge courses, and such activities would lend themselves well to the gym at OM. They could benefit from the parking and have day passes that utilized the pool, the gymnasium, and a zip across the river. And water safety and swimming lessons are a must for kids utilizing the river and water sports.

OM Pool is now located in the latest epicenter of recreation and entertainment in the Grand Valley. It seems to me the Orchard Mesa Pool facility is a money-making diamond in the rough.



Architecture | Interiors | Aquatics

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303.294.9244
olcdesigns.com

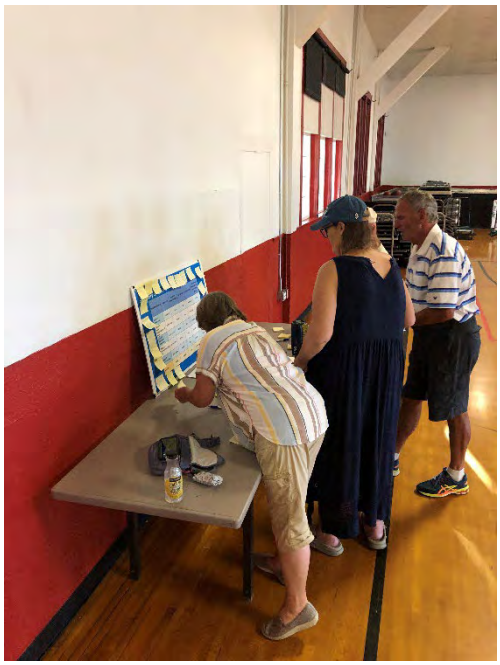
MEETING NOTES #6

Date:	August 15, 2023	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Public Forum #2, 5pm – 6:30pm		

On Tuesday evening, August 15, 2023, the City of Grand Junction hosted Public Forum #2 at The Lincoln Park Barn to discuss the future of the Orchard Mesa Recreational Facility, provide feedback on the updated design options and market analysis. The following is a summary of the discussions:

- (53) residents attended the meeting.
- Is projected 1,100 people at CRC for the whole facility?
- Do we have any users' numbers from other aquatic facilities in the area?
- Do we have user numbers at OM prior to Covid?
- Is the data for OM area cross referenced with population?
- Does the City have numbers on participation prior to Covid? Number of kids utilizing the OM facility?
- Consider bike & bus access from OM to the new CRC; Facilities will be 5.2 miles apart (+/-).
- Is a 6-lane lap pool a done deal at CRC?
- Is there any deep water at the CRC?
- Option 1: what is being fixed? What happens to the Gym side?
- Instead of indoor turf in the existing pool area, can we work with the School District and use their outdoor fields?
- What can't we build a new fieldhouse at Matchett Park?
- Why are options planned around younger age groups?
- Is OM going to remain open through October 2026?
- Is any work going to happen at OM before October 2026?
- Impressed with all the work from the Design Team and their ability to listen to the community.
- Option 1 seems to be the best approach.
- Editorial read by one resident.
- 15-minute drive time to new CRC is invalid.
- The City did not maintain OM facility and it does not promote it at all.
- Who is going to fund all this work?
- Unfair to compare numbers to 2026 for usage; Renovate OM and promote it. Then, evaluate numbers.
- The population is growing, why are we reducing facilities?
- OM pool does not have consistent operating hours. How can we compare usage numbers to CRC?
- Will CRC pools be available to high school swim teams?
- Why doesn't the City have signs that promote or identify OM pool?
- Between now and 2026, is there going to be a budget to maintain OM pool?

Photos from Public Forum #2

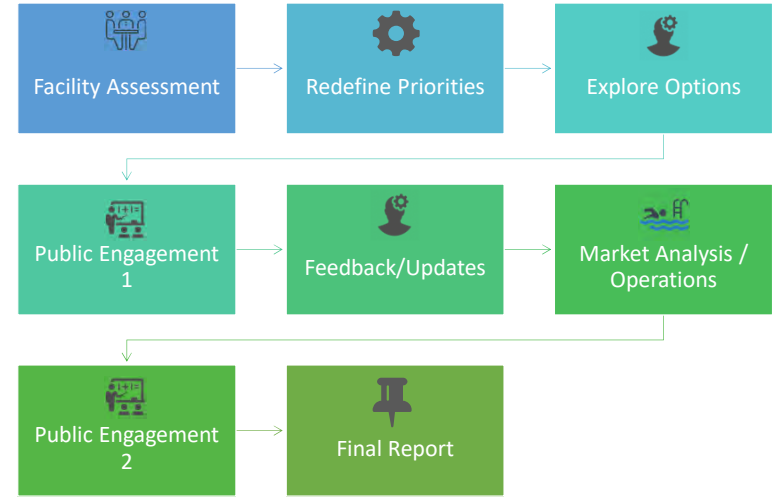


ORCHARD MESA RECREATIONAL FACILITY

Community Engagement: Preliminary Plan

August 14 - 15, 2023

1



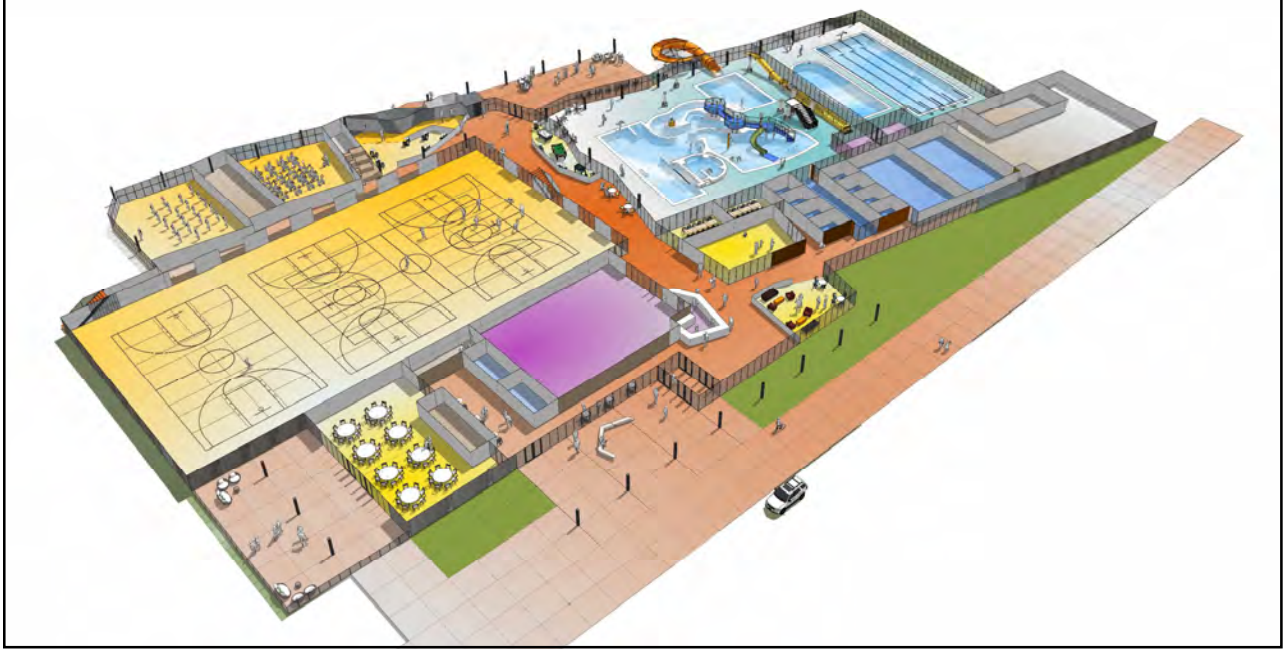
Providing Options and Information

2

3

4

CRC Lower Level



5

CRC Pools

6

CRC BUDGET: $35 MILLION ON AQUATICS

Grand Junction CRC Aquatic Spaces

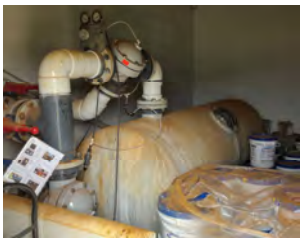
7

Key Considerations

40-year-old facility

- Despite regular maintenance, all systems are at the end of their useful life

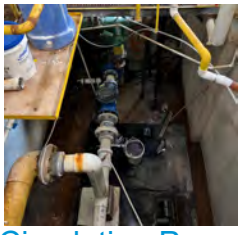
Hot Tub



Sand Filter

HVAC

Solar System



Circulation Pump

Pool Boiler

8

Key Considerations

Pool Partners:

School District 51 owns facility & land and pays utilities

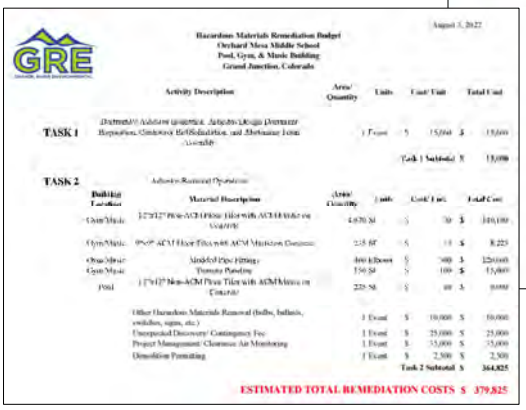
The City of Grand Junction, facility operator, and Mesa County share annual subsidy

9

Key Considerations

Demo. cost of entire building = $905,000 (asbestos remediation)

Value of land after demo = $240,000



10

Key Considerations

Level of Service in Average Users per Day:

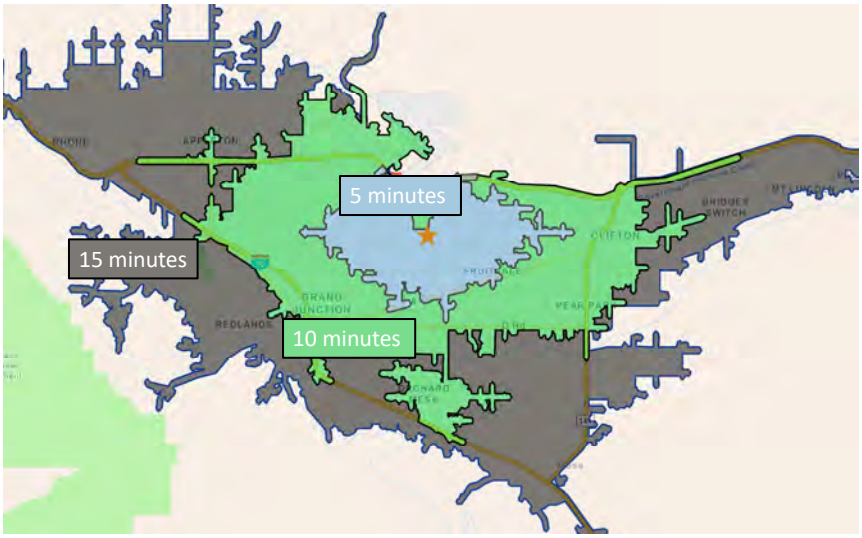
Orchard Mesa Pool:
- 2022: 146
- 2021: 101
- Two Year Average: 124

Community Rec. Center:
- 1,100 Projected

11

Key Considerations

Drive Times to New CRC:

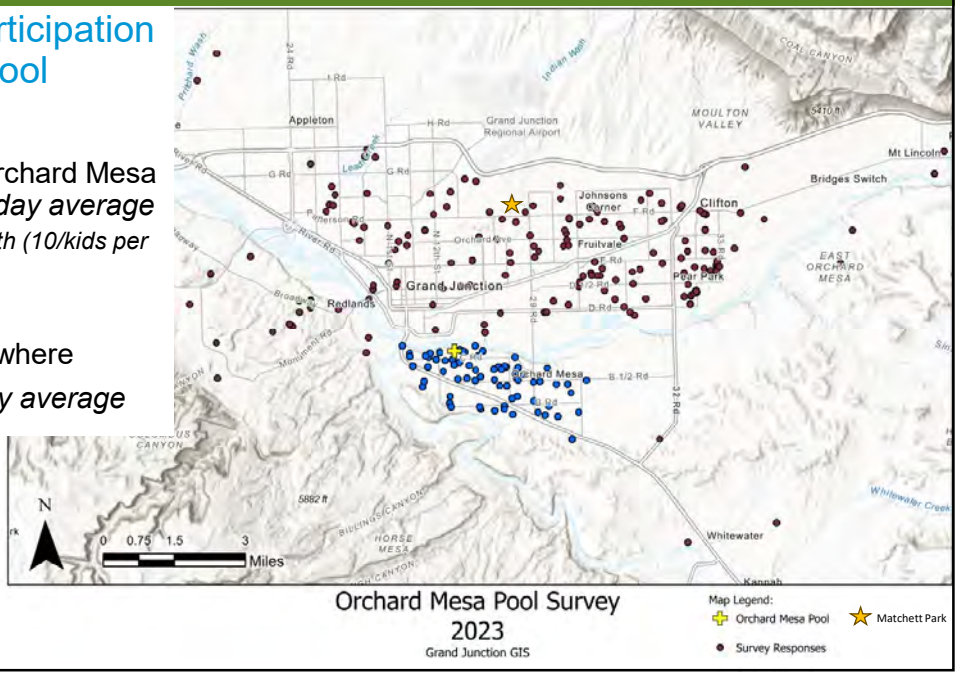


12

Key Considerations

Current Overall Participation at Orchard Mesa Pool

- **27%** of users live in Orchard Mesa *(blue dots). 34 users/day average*
  - *Of these, 30% are youth (10/kids per day on average)*
- **73%** of users live elsewhere *(red dots). 90 users/day average*

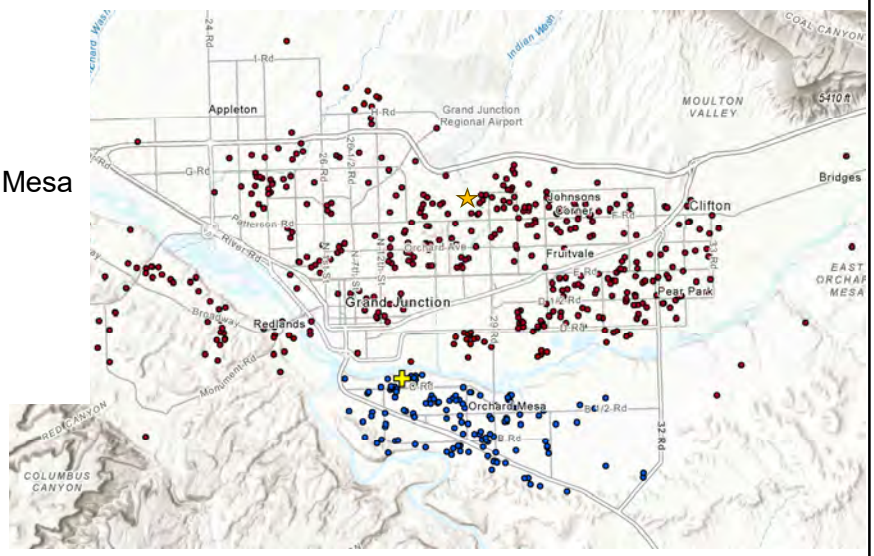


13

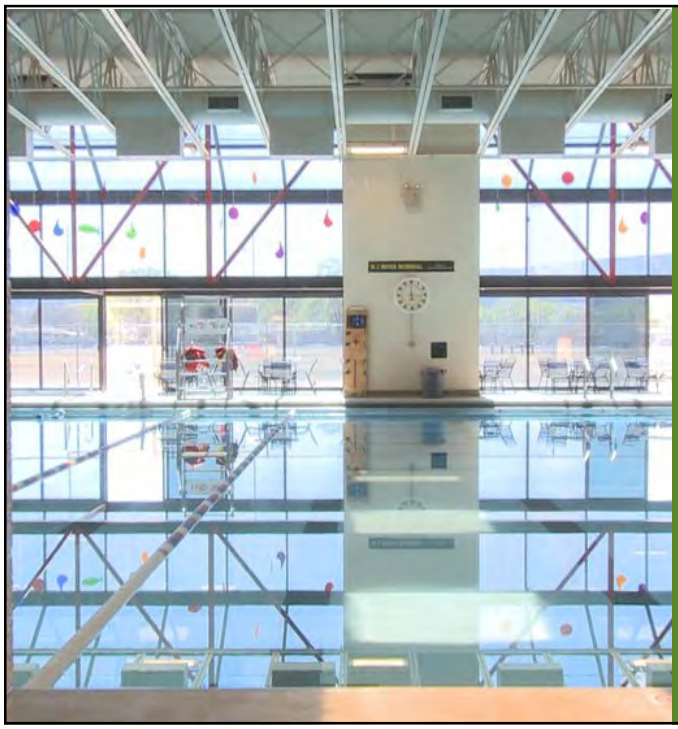
Key Considerations

Current Swim Lesson Participation at Orchard Mesa Pool: 2022

- **22%** of users live in Orchard Mesa *(blue dots). 176 total users.*
- **78%** of users live elsewhere *(red dots). 624 total users.*



14



ORCHARD MESA RECREATIONAL FACILITY

Community Engagement – Phase I

15

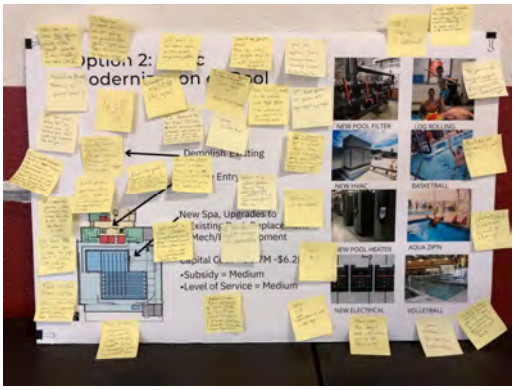
June Stakeholder Focus Group Meetings

- Parks & Rec. Staff
- GJ Engage Recording
- OM Leaders, D51 Leadership, User Group Rep's, Sports User Groups, Other Community Leaders
- PRAB Focus Group
- City Council Update

16

June Public Forum – Key Takeaways

- 72 Participants
- Key questions/issues:
  - ➢'Current OM Pool Users' well represented
  - ➢Funding for this possible renovation
  - ➢City/School/County Partnership Continuation
  - ➢Access to CRC for Orchard Mesa Youth
    - ➢Currently 10 OM kids per day on average
  - ➢Indoor, year-round turf is needed



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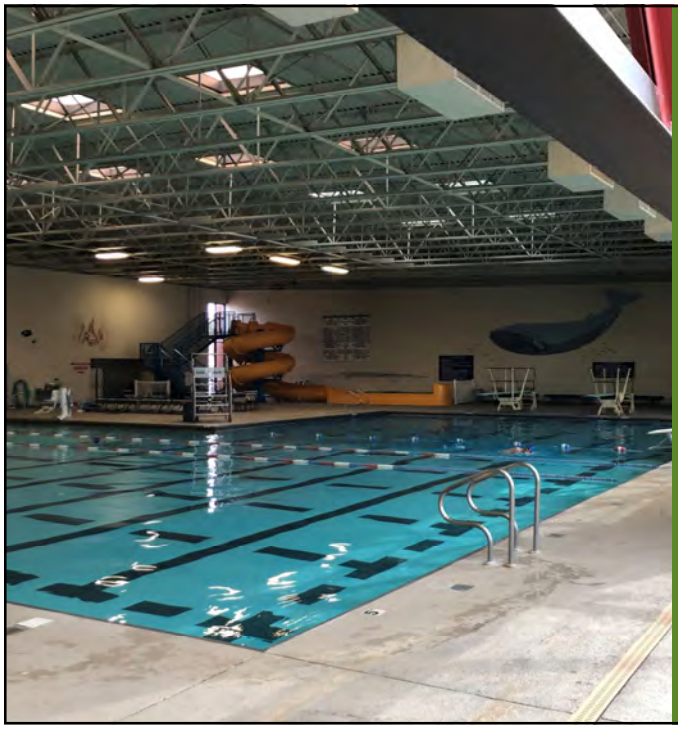
Key Takeaways from Community Engagement

- Current OM Pool Users
  - Want a simple pool
  - Prefer Option 2
- Sports User Groups
  - Indoor Turf
  - Existing gym too small for turf
  - Prefer Option 4 or 5
- Other attendees
  - Concern about duplication
  - Mixed Preference on Options

18

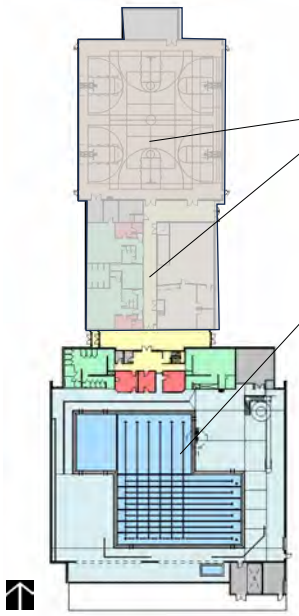


ORCHARD MESA RECREATIONAL FACILITY

Updated Options

19

Option 1: Status Quo



No work in existing gym/locker rooms

Repair Existing Systems as needed to **Operate through at least Oct 2026**

Capital Cost = $800,000 to $935,000

- Subsidy = $400,000 , reflecting increase with CRC open
- Annual Visits = 14,400, reflecting decrease with CRC open

EXISTING POOL FILTER

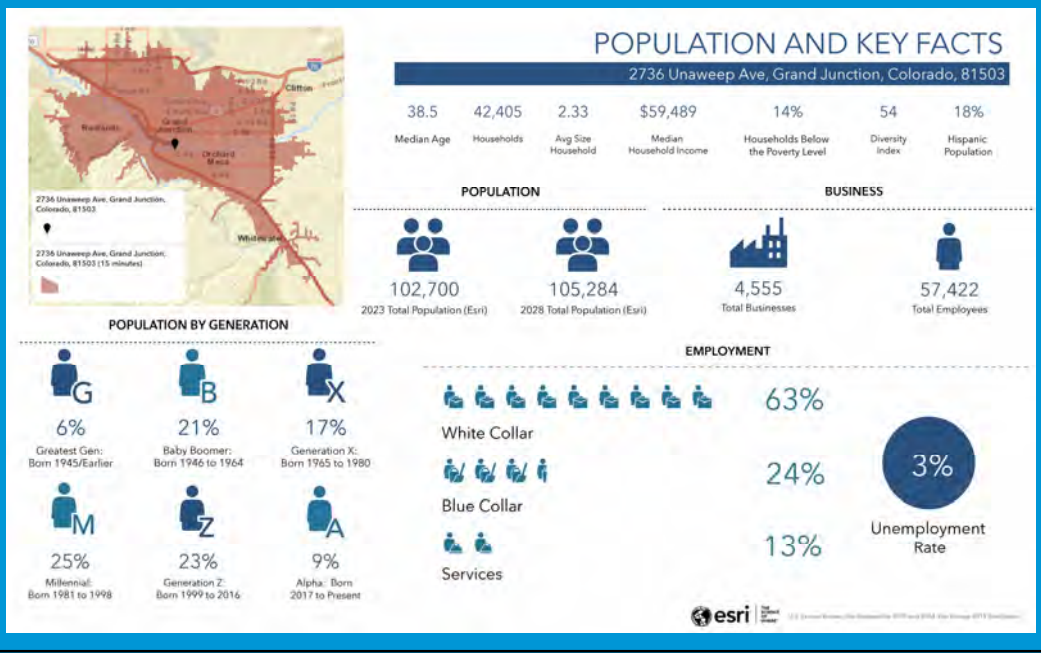
EXISTING POOL HEATER

EXISTING SPA

EXISTING PLUMBING SYSTEM

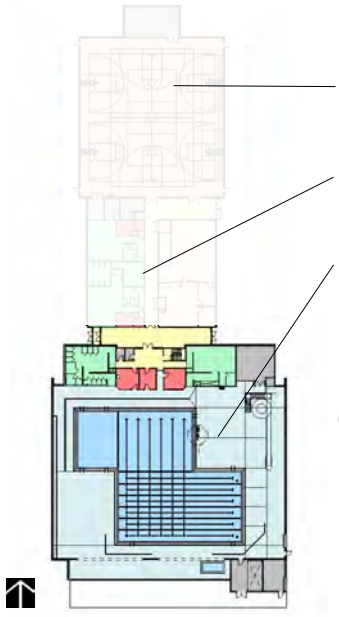
20

Option 1: Status Quo Service Area Facts



21

Option 2: Basic Pool Modernization



Demolish Existing

Modify Entry

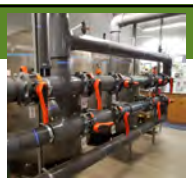
New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

Capital Cost = $5.7M - $6.2M

- Subsidy = $455,000
- Annual Visits = 26,250

22

Option 2: Basic Pool Modernization


NEW POOL FILTER

LOG ROLLING

NEW HVAC

BASKETBALL

NEW POOL HEATER

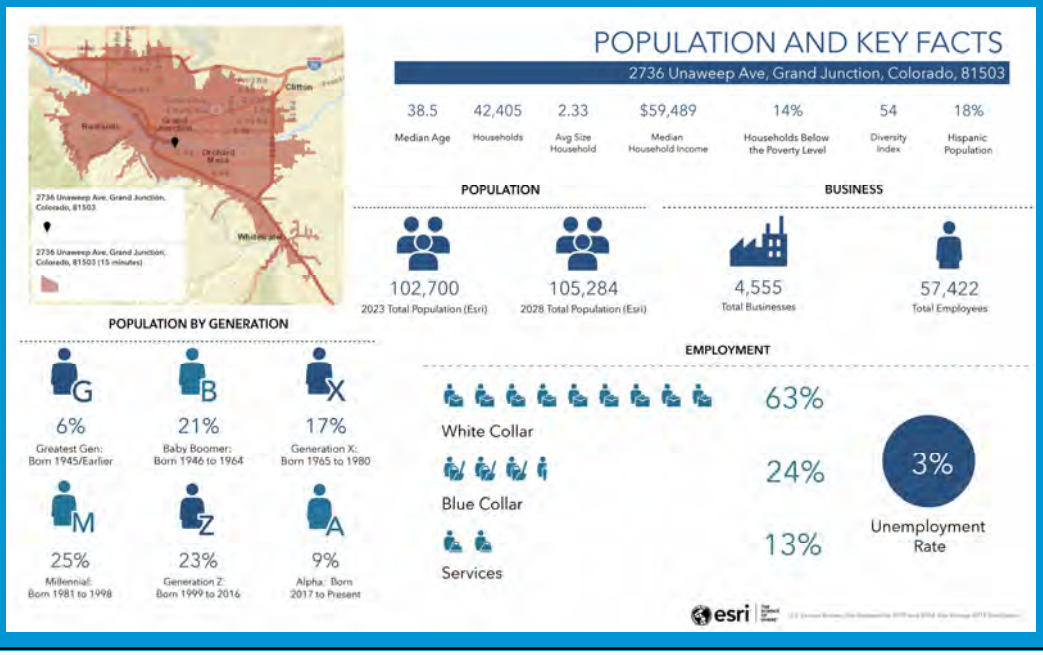
AQUA ZIP'N

NEW ELECTRICAL

VOLLEYBALL

23

Option 2: Basic Pool Mod. Service Area Facts



24

Option 2: Cost Estimates (Nov. 2026)

Demolition / Site Development:	$1,590,000
Construction:	$3,350,000
Soft Cost:	$ 990,000
Total Project Estimate:	$5,930,000
Total Project Budget:	$5.7M - $6.2M
Est. Annual Operating Subsidy:	$ 455,000

25

Option 3: Full Facility Renovation

Renovate Gym

Convert to Fitness

Convert to Group Exercise

Renovate Admin & Lockers

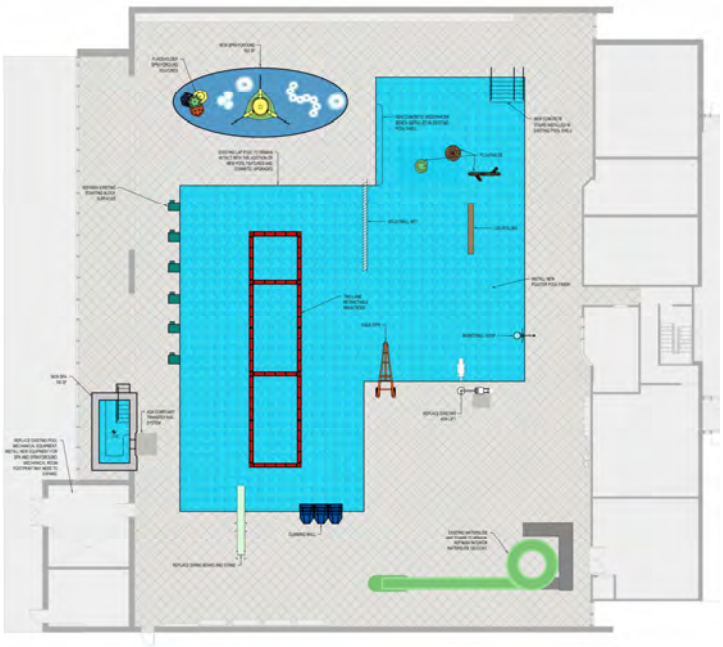
Renovate Pool

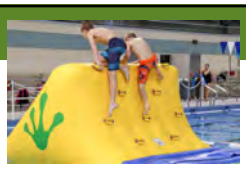
Capital Cost = $12.6M - $13.5M

- Subsidy = $390,000
- Annual Visits = 52,500

26

Option 3: Full Facility Renovation





FLOATABLE TOYS

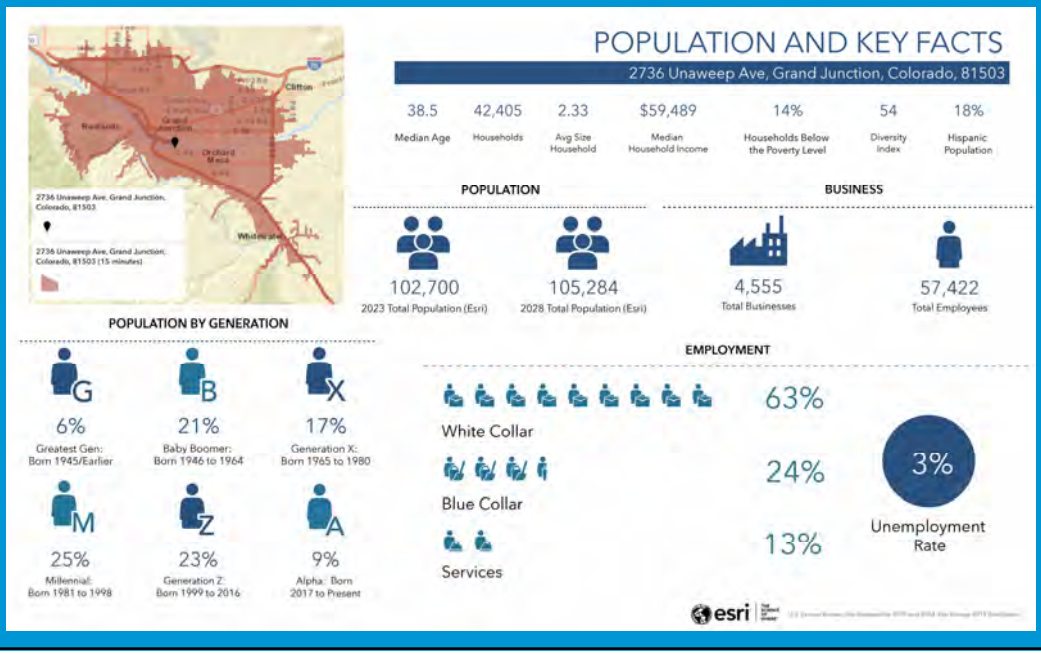
SPLASH PAD

NINJACROSS

AQUACLIMB

27

Option 3: Full Facility Reno. Service Area Facts



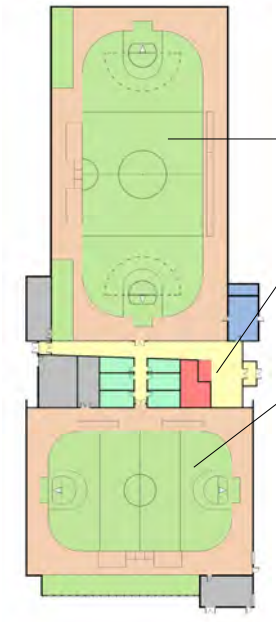
28

Option 3: Cost Estimates (Nov. 2026)

Demolition / Site Development:	$ 1,400,000
Construction:	$ 9,400,000
Soft Cost:	$ 2,160,000
Total Project Estimate:	$12,960,000
Total Project Budget:	$12.6M - $13.5M
Est. Annual Operating Subsidy:	$ 390,000

29

Option 4: Convert Pool / Add Turf



Demo Gym / Add Indoor Turf Field

Demo Admin & Lockers / Add New Entry and Support Spaces

Fill in Pool / Convert to Turf

Capital Cost = $27.5M - $29M
- Subsidy = $162,000
- Annual Visits = 78,750

YOUTH & ADULT TEAM SPORTS

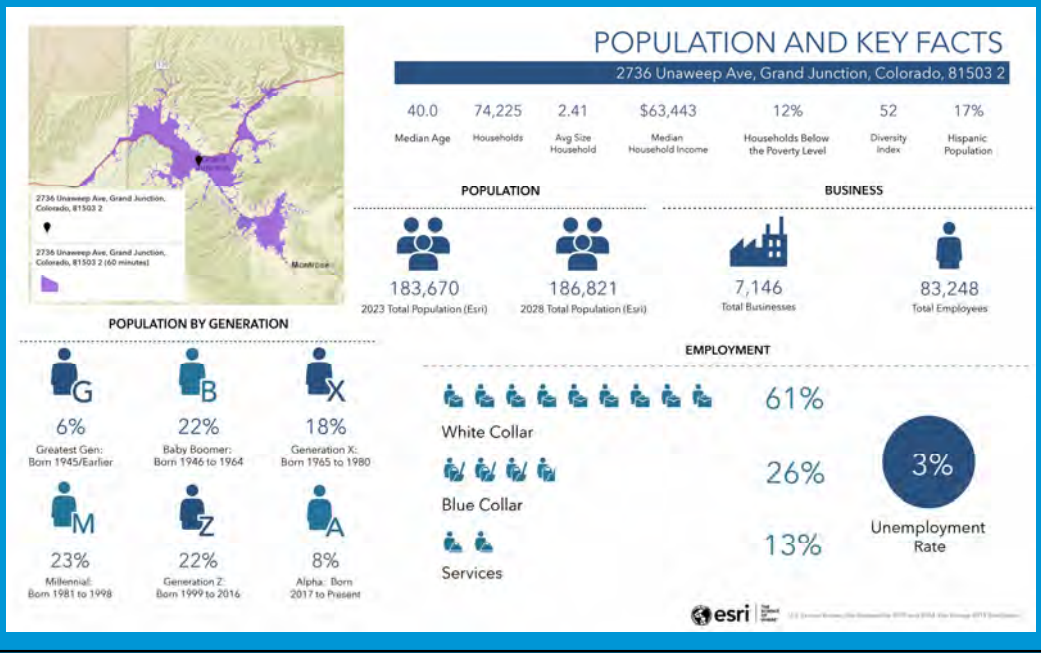
OPEN PLAY & RECREATION

NUMEROUS ACTIVITIES

TRAINING, CAMPS, EVENTS

30

Option 4: Pool to Turf Service Area Facts



31

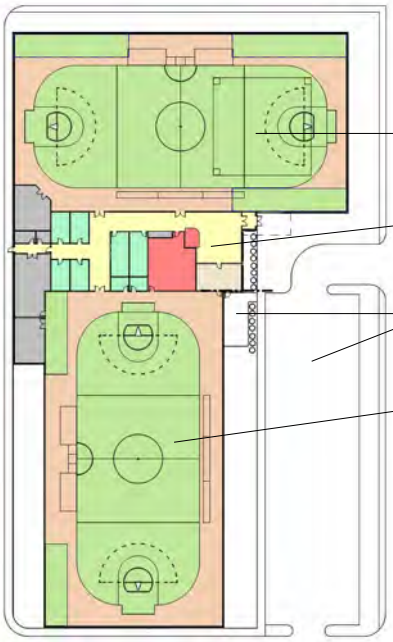
Option 4: Cost Estimates (Nov. 2026)

Demolition / Site Development: $ 1,600,000
Construction: $21,500,000
Soft Cost: $ 4,600,000
Total Project Estimate: $27,700,000

Total Project Budget: $27.5M - $29M
Est. Annual Operating Subsidy: $ 162,000

32

Option 5: New Fieldhouse



Demo Existing Buildings

New Full-Sized Turf Field #1

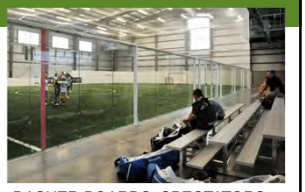
New Entry & Support Spaces

New Parking & Patio

New Full Sized Turf Field #2

Capital Cost = $30M - $33M

- Subsidy = $126,000
- Annual Visits = 98,000



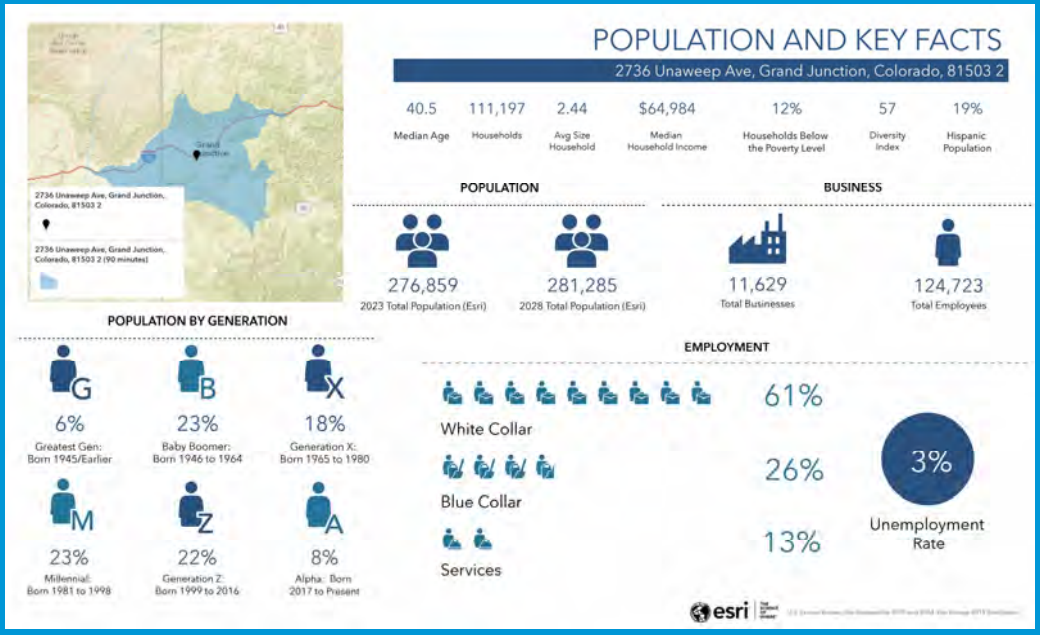
DASHER BOARDS, SPECTATORS

FULL-SIZED FIELDS FOR TEAM SPORTS

YOUTH/ADULT LEAGUES & TOURNEYS

33

Option 5: New Fieldhouse Service Area Facts



34

Option 5: Cost Estimates (Nov. 2026)

Demolition / Site Development: $ 1,800,000
Construction: $24,500,000
Soft Cost: $ 5,300,000
Total Project Estimate $31,600,000

Total Project Budget: $30M - $33M
Est. Annual Operating Subsidy: $ 126,000

35

Summary of Options

Floor Plan Option	Capital Cost	Projected Annual Visitation	Cost Recovery	Annual Subsidy	Operational Subsidy per Visit (not including capital)
Option 1: Status Quo	<$800,000	14,400	24%	$400,000	$27.78
Option 2: Basic Modernization of Pool	$5.7M - $6.2M	26,250	30%	$455,000	$17.33
Option 3: Full Facility Renovation	$12.6M - $13.5M	52,500	40%	$390,000	$7.43
Option 4: Convert Pool/ Add Turf	$27.5M -$29M	78,750	70%	$162,000	$2.06
Option 5: New Fieldhouse	$30M - $33M	98,000	80%	$126,000	$1.29
New CRC	$70M	396,000	62%	$1,329,000	$3.36

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THANK YOU

Questions and Answers

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ASSESSMENTS

Architecture | Interiors | Aquatics

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MEMORANDUM

Date:	September 28, 2023	Total Pages:	2
To:	Mr. Ken Sherbenou, Director City of Grand Junction Parks and Recreation	Email:	kensh@gjcity.org
Cc:			
From:	Robert McDonald, OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049.00
Reference:	Existing Conditions Assessment		

On September 15, 2022, OLC and its team of engineering partners visited the site of the Orchard Mesa Recreational Facility to evaluate the condition of the existing building. The following is the evaluation of the architectural elements discovered on site:

1. Existing Gymnasium
    a. The existing Gymnasium appears to have been constructed in the 1960's or early 1970's. The structure consists of curved wooden glu-lam arches supporting the roof, bearing on exposed concrete thrust blocks on the east and west sides of the building. The structure itself appears to be in acceptable condition, however due to the geometry of the glu-lam arches it will be very difficult to make structural modifications or expand the area to the east or west.
    b. The existing Gym is currently shuttered and not being used. The entire area has been vandalized severely, the wooden athletic flooring has experienced significant water damage and is a total loss. It will have to be removed and replaced if this space is to be used going forward.
    c. The roofing appears to be at the end of its useful life. Recommend replacement.
    d. The existing doors and windows are damaged and aging. Recommend replacement.
    e. The existing finishes are damaged by vandalism. Recommend replacement.
    f. All existing fixtures and equipment are either aged or have been vandalized. Recommend replacement.
2. Existing Music Rooms:
    a. The existing Music Rooms appear to have been constructed in the 1960's or early 1970's. The structure consists of timber members supporting the roof, bearing on concrete masonry unit walls and concrete foundations. The structure itself appears to be in acceptable condition, however, due to the nature of the load-bearing CMU walls, it will be costly to make modifications and reconfigure the space for alternate use.
    b. The existing Music Rooms are currently shuttered and not being used. The entire area has been vandalized severely.
    c. The roofing appears to be at the end of its useful life. Recommend replacement.
    d. The existing doors and windows are damaged and aging. Recommend replacement.
    e. The existing finishes are damaged by vandalism. Recommend replacement.
    f. All existing fixtures and equipment are either aged or have been vandalized. Recommend replacement.
    g. The floor of the Music Rooms is approximately two feet eight inches lower than the surrounding corridor floors. There is a ramp that serves the north room, however, it is not ANSI A117.1 compliant.
3. Existing Locker Rooms:
    a. The existing Locker Rooms appear to have been constructed in the 1960's or early 1970's. The structure consists of timber members supporting the roof, bearing on concrete masonry unit walls and concrete foundations. The structure itself appears to be in acceptable condition, however, due to the nature of the load-bearing CMU walls, it will be costly to make modifications and reconfigure the space for alternate use.
    b. The existing Locker Rooms are currently shuttered and not being used. The entire area has been vandalized severely.
    c. The roofing appears to be at the end of its useful life. Recommend replacement.
    d. The existing doors and windows are damaged and aging. Recommend replacement.
    e. The existing finishes are damaged by vandalism. Recommend replacement.
    f. All existing fixtures and equipment are either aged or have been vandalized. Recommend replacement.
4. Existing Corridors:
    a. The existing doors, windows, finishes and fixtures in the Corridors are damaged and aged beyond their intended use. Recommend replacement.
5. Existing Pool Entry, Offices, Locker, Changing, Showers and Toilets:

a. The existing Pool Entry, Offices, Locker, Changing, Showers and Toilets appear to have been constructed in the early 1980s.
b. These areas are currently in use and functional, and appear to have been relatively well maintained.
c. The structure consists of timber members supporting a floor or roof above, bearing on concrete masonry unit walls and concrete foundations. The structure itself appears to be in acceptable condition, however, due to the nature of the load-bearing CMU walls, it will be costly to make modifications and reconfigure the space for alternate uses.
d. There are currently two Accessible Changing Rooms with toilet, sink and shower, however these to not connect directly to the pool deck.
e. The Men's Locker Room is a simple open room without lockers or dividers for private changing. There are benches around the perimeter.
f. The Women's Locker Room has changing compartments for privacy around the perimeter.
g. All Locker Rooms, Showers and Toilets need to be upgraded to meet the accessibility codes currently adopted by the City of Grand Junction.
h. Recommend replacement of all fixtures, equipment, and finishes.

6. Existing Natatorium:
    a. The existing Natatorium appears to have been constructed in the early 1980s.
    b. The structure consists of clear-span open web steel joists bearing on concrete masonry unit walls and concrete foundations.
    c. There is a large opening in the south wall into a sun room and hot tub area, this opening is spanned by a large girder-truss that bears on concrete columns/pilasters at each end. There is a significant crack in the east column/pilaster. Recommend structural evaluation and repairs.
    d. The remainder of the structure appears to be in acceptable condition.
    e. The pool deck is unfinished concrete. Continuous trench drains surround the majority of the pool, and the floors appear to be sloped adequately to direct water toward the drains.
    f. Area drains are provided in the larger expanses of deck at the southwest and northeast corners of the Natatorium. Thes area drains do not appear to adequately drain water away from the deck. Recommend removal and replacement of these areas of the pool deck.
    g. Walls and ceilings have been coated by what appears to be epoxy paint. Recommend abrasive blast preparation and re-coating with a High Performance Coating System to ensure a proper vapor barrier is present around the entire building envelop that will prevent any condensation of water vapor in the building wall cavities.
7. Existing Storage Room:
    a. The existing Storage Room in the northeast corner of the Natatorium appears to have been constructed in the early 1980s.
    b. The roof does not appear to adequately drain, there is evidence of water leakage around the perimeter of the roof. Recommend further investigation of the cause and mitigation.
8. Existing Mezzanine:
    a. There is an existing Mezzanine above the existing Offices. This area appears to be used for storage and intermittent use by staff. There is no accessible route to this area, and therefore it is of little to no value to the users. Recommend maintaining the access to this area, but little to no improvements.

Overall, the existing Orchard Mesa Recreational Facility is structurally sound, however, all of the systems, components, finishes and fixtures are at the end of their life expectancy. Ongoing maintenance and repairs will be increasingly expensive and difficult to achieve in the coming years. Now is the time to assess the options of what to do with this existing facility and plan for a major renovation or completely new facility that will better serve the community now and in the future.

OMMS Site Visit Notes

Date of Visit: September 16, 2022

Attendees: Brian Becker – OLC

Bob McDonald – OLC

Larry Manchester – Grand Junction Parks and Recreation

Pete Ashman – Grand Junction Parks and Recreation

Connor Riley – Counsilman-Hunsaker

Daniel Borgatti – Counsilman-Hunsaker

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1. Existing pool
    a. Z-shaped lap pool with 25M and 25Y swimming
        i. Perimeter – 364’-4” *
        ii. Surface area – 5972.5 SF *
        iii. Volume – 243,000 gallons *
        iv. Flowrate – 697.5 GPM *
        v. * Data taken from existing drawings
    b. Depths range from 2’-0” at the shallow end to 12’-0” at the main drains
    c. Stainless-steel perimeter gutter with pressurized return tube – minor surface corrosion was observed in various areas
    d. One (1) starting block was installed on the south side of the pool and appeared to be in fair condition
    e. Starting block anchors are located on south and west sides of pool
    f. Timing system is non-operational
    g. Battery powered ADA lift in fair condition
    h. Plaster finish is starting to delaminate and stain in various locations
    i. Two (2) Durafirm diving stands and boards were observed to be in fair condition
2. Existing waterslide
    a. The waterslide and tower are in fair condition
    b. No existing drawings of the slide and associated systems have been provided
    c. Spider cracking was observed on the waterslide gel coat in various areas
    d. The slide is on its own recirculation system separate from the pool
    e. Slide mechanical equipment is stored in a closet nearby
    f. Slide piping is surface mounted on the pool deck – several pipes are bowed
    g. The slide water heater is not operational
3. Existing spa
    a. The existing fiberglass spa is non-operational

b. No existing drawings of the spa and associated systems have been provided
c. The spa was covered with a tarp at the time of the site visit so a thorough inspection could not be completed

4. Existing mechanical room and equipment
    a. Pumps and strainer
        i. The lap pool utilizes one (1) recirculation pump, and it appears to be in fair condition – the pump nameplate could not be deciphered
            1. A Mermade strainer is provided and appears to be in good condition – the strainer is not supported on a housekeeping pad
        ii. Spa utilizes three (3) Hayward plastic pumps with integral strainers – pumps appear to in decent condition
    b. Pool heating
        i. A new gas fired lap pool heater was installed in 2012 – heater appears to be in decent condition
        ii. Solar heating provides supplemental heat for the lap pool – roughly 1/3 of the panels work but the system can still heat the pool in the summer months
        iii. A Pentair heater is used for the spa
    c. At one time, a surge tank was installed in the pump pit, but it has since been removed
        i. The pool utilizes “in-pool surge capacity” to meet the governing code requirements for surge capacity
    d. Sanitizer
        i. A Pulsar 3 calcium hypochlorite system is used for the lap pool and a Pulsar 1 is used for the spa
        ii. Spare calcium hypochlorite tablets are stored in the mechanical room and in the separate filter room
    e. pH buffer
        i. Muriatic acid systems are used for each the pool and spa with peristaltic Stenner chemical feed pumps
        ii. Muriatic acid carboys are stored in the mechanical room and in the separate filter room
    f. No UV or secondary sanitation system is installed on any system
    g. Chemical controllers
        i. Strantrol System 4 is used for the lap pool
        ii. BECSys3 was installed for the spa but has since been removed
    h. Pool fill
        i. Fully manual fill line for the lap pool – a hose is routed over the pool deck to the gutter when fill water is needed
        ii. A Levolor water level control system is used for the spa

i. Filters
    i. Lap pool utilizes a horizontal fiberglass high-rate sand filter located in a separate room – filter appears to be in fair condition
        1. Lap pool filter backwashes to a concrete funnel which flows to sewer
    ii. The spa utilizes a cartridge filter
j. Piping
    i. Pool piping is a mix of SCH 40 and SCH 80 PVC
    ii. Pool suction main drain line is 8”
    iii. Pool gutter dropout line is 8”
    iv. Current pool strainer size is 8”x6”
    v. Suction side of pool pump is 6”
    vi. Pressure side of pump is 6”
k. Many of the valves and hardware are badly corroded
l. A Signet paddlewheel flowmeter is installed on the pool recirculation piping

5. Pool renovation scope
    a. Remove both diving stands and boards
    b. Install one (1) new diving stand and board
    c. Install new play feature in place of previous diving stand – play feature selection TBD
    d. CH to provide options for lifeguard chair replacements
    e. CH to provide options for pool features that can be added to the existing pool/deck with minimal demolition
    f. Thoroughly clean and reuse stainless steel gutters – remove any and all surface corrosion
    g. Thoroughly clean and reuse water surface agitator fittings – remove any and all surface corrosion
    h. Thoroughly clean and reuse grab rails – remove any and all surface corrosion
    i. Apply a new coat of plaster – bevel existing plaster around the existing tile installations
    j. Reseal interior pool tile grout – existing tile installations to remain
    k. Replace main drain covers (24”x24”)
    l. Replace portable ADA stairs with similar make and model
    m. Replace ADA lift with similar make and model
    n. CH to provide options for 25M starting blocks:
        i. Replace with new model
        ii. Resurface tops of existing blocks
    o. Cover and abandon 25Y starting block anchors and timing system deck plates
    p. Replace vertical depth markers

   q. Replace horizontal depth markers and warning signs with 6”x6” inlay tiles if the pool deck is replaced
6. Waterslide renovation scope
   a. Repair gel coat (refinish waterslide)
7. Spa renovation scope
   a. Remove existing spa and install new concrete spa
   b. Desire for a rectangular spa with stairs on the west side of the spa and bench seating around the perimeter
   c. Spa shall be raised 18” above deck level
   d. Provide ADA handrails ILO ADA lift
   e. Back and calve jets are desired
   f. 3’-6” water depth is desired
   g. 2’-0” underwater bench is desired
8. Pool mechanical equipment renovations
   a. All new pool and spa mechanical equipment and piping is desired
   b. Install a standpipe for fill line to lap pool – manual fill is desired ILO of automatic
   c. Mechanical engineer to study solar system to determine if it makes sense to salvage for reuse
   d. High efficiency gas fired pool heaters are desired
      i. CH to determine which manufacturer has better local support to list as the basis of design
   e. Remove motors from spa pumps to be repurposed elsewhere
   f. Cartridge filter(s) are desired for the spa, sand filter(s) are desired for the lap pool
      i. CH to study if a vertical sand filter will fit in the pump pit
   g. BecSys5 chemical controllers are desired for both the pool and new spa
   h. CH to provide additional information for the AcidPlus system to potentially replace muriatic acid as the pH buffer
   i. No mechanical renovations are desired for the waterslide system

MEMORANDUM

TO: Bob McDonald and Jodi Ross / OLC Designs

FROM: Tony Haschke, PE / SGM

DATE: September 15, 2022

RE: OM / GJ Pool Site Visit Note

SGM attended the Optional Site visit on 9/15/2022 and made notes of the following items:

Mechanical / Electrical / Plumbing

Pool

Bath/Lockers

1. Plumbing fixtures are Kohler flush valves with Sloan sensors.
2. Sinks have newer motion activated faucets.
3. Urinal in men's bathroom out of service.
4. Shower drains centrally located, concrete seal peeling, slab is only sloped for about 2' radially.
5. Floor drains appear in fair condition otherwise.
6. Plumbing vents on gym side are full of rocks and undersized at roof terminations.
    a. Likely causes vented traps to back up and vented branches to drain slowly.
    Depending on the extent of the damage it may require:
        i. Vacuuming out vents and water thoroughly for light damage.
        ii. Cutting building sewer, sealing all fixtures, rodding all cleanouts, and pumping water up and down through vents to blow out debris.
        iii. Relocating building sewer, sealing, and abandoning in place all waste piping. Cut slab to install new piping.
7. Light damage from humidity over time. Appears more exhaust/dehumidification is needed.
8. Lighting is old T-12 fluorescent.

Pool area

1. Hot water heater is older but operational – replace.
2. Dryer in storage area vents to a bucket and drains to a floor drain with grate removed in the pool storage room with no air gap. Washing machine outlet box and ductwork to vent outside.
3. Plugged floor cleanout in storage room.
4. Deck drainage inadequate, partially clogged. Trench drain outlets undersized. Facility manager states heaving has caused separation of deck drainage piping. Some floor cleanouts used as drains. Area by waterslide has no drainage.

5. Chemical feed and storage all in pool filter room. Building code requires physical separation of chlorine and acid and independent exhaust systems.
6. Metal pipes in filter room heavily corroded.
7. Copper water piping appears lightly oxidized throughout pool area.
8. Water heater equipped with hot water recirc and expansion tank.
9. No backflow preventer found. Meter and pressure reducing valve at street in vault. Building requires backflow prevention for protection of municipal water supply. Piping in vault heavily oxidized.
10. MUA (heat only) and exhaust fan for the pool is very old and needs replace with a unit to provide heat, cooling, *and dehumidifying*.
11. Heating unit (heat only) for offices is older but functioning – replace and incorporate into pool system for heat/cool/dehumidify.
12. Dryer in storage area vents to a bucket?
13. Solar panels on the roof for pool heating is very old but still operational.
    a. Requires a lot of maintenance.
14. Pool boiler is very old but still operational. Replace
15. Replace spa with built in (cement and tile) at the location of existing fiberglass spa.
16. Electrical equipment is generally in poor condition, with moderate to severe corrosion noted in equipment rooms. Many items also lack adequate working clearance per code. Entire electrical system warrants replacement.
17. Lighting: Update to LED with a new lighting plan.

Gym

1. Hot water heaters are old, gas piping cut, water piping cut at shutoff.
2. Showers available but not used.
3. Could eliminate large DHW heaters and install point of use for sinks.
4. DWV vents full of rocks. 3” diameter required at roof. Remove all vents through roof and refer to pool bath solutions for vents.
5. Shower drains centrally located, and slab slope inadequate radially.
6. Regulators at each piece of equipment. Maxitrol 2 psi to 7 in.w.c type. System pressure at half psi. Could do 2 psi and regulators to groups of appliances.
7. Bathrooms heavily vandalized. Uncertain if drainage or water is functional.
8. Abandoned furnace and water heaters in basement vault. Suggest existence of crawlspace, but access not found. Recommend cut and cap all piping and abandon in place.
9. No backflow prevention for gym area observed. Unclear if on separate water/sewage services from pool.
10. Older MAU and exhaust fans - replace. Heat only. Add cooling if the Gym is used in the summer?
11. Electrical equipment is antiquated, damaged, and installed in inappropriate locations. Entire electrical system warrants replacement with new equipment located in designated rooms.
12. Lighting: Update to LED with a new lighting plan.

Exterior Electrical

1. Transformer, generator, and main distribution board noted on exterior. MDP appears functional but is likely past its anticipated service life. Minor damage noted with doors difficult to open.
2. No transfer switch was visible, unclear how the generator is interconnected. Potentially an improper interconnection that will warrant replacement.
3. Adjacent to distribution board is a dilapidated shed containing a sub distribution

board and other equipment. The shed was piled with debris blocking access to equipment. Recommend removing entire shed and designing new distribution such that it is not needed.

4. Large conduits running from MDP and shed reach interior panels by running exposed on walls and roof. This is functional but not ideal, would be better to run new distribution in a way that is protected and hidden.
5. Exposed conduit on roof is improperly supported, rusted, and in some places split and exposing wiring. Roof conduit should not be reused.
6. Exterior light fixtures generally inadequate and many are broken. All should be replaced.

Civil

1. Parking lot and landscaping drainage issues.
2. Maximize parking layout.

Structural

1. Numerous cracks in the CMU walls around pool
    a. Over lifeguard window
    b. Over Men's Lockeroom door
    c. Over lockers in Pool Room
    d. In base of column adjacent to storage door
    e. Over storage room door
    f. Numerous cracks in NE corner of Pool Room
    g. Diagonal crack in SE corner of Pool Room
    h. Wall east of hot tub
    i. Above overhead door to Pump/Boiler Room
    j. South wall of Pump/Boiler Room
    k. Vertical cracking in west wall of Pool Room
    l. Numerous cracks in NW corner of Pool Room
    m. Over door between Break Room and Lobby
    n. In SE corner of Stairwell
2. Control joint in CMU wall separating in east wall of Pool Room and west side of Sun Room
3. Suspected Settlement
    a. NE corner of Pool Room
    b. East end of large steel truss in south side of Pool Room
    c. South side of Sun Room
    d. NW corner of Pool Room
4. Significant rusting of steel structural elements in Chlorine Room
5. Spalling of concrete wall panels outside of Locker Room by Gymnasium
6. Potential moisture damage to base of large glu-lam arches over Gymnasium

Orchard Mesa / Grand Junction Pool and Gym Facility

TO: Tony Haschke, PE

FROM: Eric Krch, PE

DATE: September 16, 2022

SUBJECT: **Orchard Mesa Pool Facility Civil Assessment**

Drainage

The day before our site visit on September 15, 2022, there was heavy rainfall in the Orchard Mesa area, making our visit timely to ascertain how the site drained overall. Little standing water was seen around the pool complex, suggesting that overall drainage was performing well. The north and west sides of the building are currently bare earth. In a 2019 aerial image, these areas were covered with grass. These areas were spongy as the soils are fine-grained with some clay content. The parking area on the east side presented several drainage concerns.

The parking lot sits well below the street grades of 27 3/8 Road. The parking lot is entirely curbed and shaped to move stormwater runoff to two area inlet drains which tie to the City's storm drain system. The inlets were dry and had no debris accumulation. Of note were several low-lying areas where water pooled and degraded the asphalt surface. One such area is located just south of the northernmost area inlet; the other is on the south side of the south entrance. The asphalt damage in both locations is significant. It strongly suggests that subgrade at each location is comprised, necessitating deep repairs, not just patching is needed to provide an enduring solution. Also, the curb and gutter along the west frontage of the parking area wasn't correctly conceived. The existing curb and gutter was constructed in a conventional shape instead of a "spill" shape. Hence, the curb and gutter traps and holds water as the curbing has little or no slope. We recommend consideration of replacing the curb and gutter with a spill curb and replacing a portion of the parking lot asphalt to create a positive grade toward the area inlets.

Picture 1, Pavement failure near northern area inlet

Picture 2, Non-Functional curbing

Parking Space Maximization

The existing parking lots have 53 parking spaces dedicated to ADA access. Parking spaces on the east side are set at a ten-foot width by 18 feet (ten spaces) and 20 feet deep (18 spaces), while those on the west side are set at nine feet in width and 19 feet deep. There are four set aside areas, three on the west side and one on the east side of the lot, which permit ADA maintenance and pedestrian access on the west side and access to a mounted sidewalk bicycle rack. Its' overall dimension is 320 feet in length and 66 feet in width north of the pool building, reducing to 60 feet adjacent to the pool.

The lot has two single-lane access points onto 27 3/8 Road. Both are operationally 13 feet in width. This configuration suggests that the parking on the lot was conceived to be one-way; however, the aisle width is 26 feet which is needed for two-way traffic. There are no evident pavement markings to verify the intended traffic flow pattern.

The pavement in the parking lot is weathered and has several areas with complete pavement failure or alligator cracking, which indicates subgrade failure. The pavement's poor condition includes raveling the fines and asphalt from the surface and transverse and horizontal cracking. See the drainage section for additional issues of concern with the parking area.

A new parking configuration to increase parking spaces is a desired goal for the parking area. Looking at ADA criteria and preserving maintenance access being a given, we believe the 28 spaces can be increased to 31 spaces for the west side. Note: the space along the pool building will be for compact cards. Preserving the bike rack set aside and moving the rack off the sidewalk (ADA violation) and into the set-aside area, the existing 25 spaces can be increased to 28 spaces for the east side. The parking spaces will retain the 90-degree angle and be nine feet wide and 18.5 (min.) in depth. The center aisle will be 26 feet.

Picture 3, Bike rack blocking sidewalk

SGM recommends the consideration of maintaining a one-way traffic pattern in the lot to preserve the current access opening widths. If the openings are enlarged to two-way widths, there will be no increase in east-side parking spaces.

ADA

The recreation center has two primary public access portals on the west side of the complex. Both have ADA access ramps at the curb face in the parking lot. There are four other public access doorways for the gym and two west-facing doorways on the classroom portion of the complex. All doorways at the building face are flush with adjoining sidewalks. Note: all west and east side doors connect via sidewalks to the east side of the building and the parking lot.

The primary ADA access ramp for the pool entrance will need to be updated to current ADA design criteria. The side ramps are steeper than contemporary standards. Once the building's final design concept is completed, all access points should be evaluated for ADA compliance.

Picture 4, Non-conforming ADA access to Pool