



ORCHARD MESA POOL STUDY

FINAL REPORT

DECEMBER 2023



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1 - EXECUTIVE SUMMARY

In September 2021, the City of Grand Junction commissioned a study to understand possible long-term options related to the future of the Orchard Mesa Pool. The 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 results of this study will be shared with Pool Partners as they desire.

The City submitted a request for proposals to select a consulting team well-versed in similar studies. The City selected and hired architectural firm Ohlson Lavoie Corporation (OLC) and their team including the operational consultant PROS Consulting, to study the existing facility and operation.

Based on the findings of OLC's team, several options were fleshed out through several sessions of community engagement. The included options described below projected participation, or facility utilization, capital costs, operating costs and operating revenues from fees for each option. Several iterations were presented to the community and refined taking into account this community feedback.

Despite all options contemplated, the Grand Junction City Council has committed to keeping the existing Orchard Mesa Pool open and operational through at least the opening of the Community Recreation Center or at least through October of 2026. The reason for the at least until the CRC opens option is that this would ensure the community would not lack a public, year round pool in the community. This option would also allow a more seamless operational transition from one facility to the next. The reason for October 2026 option is that it would allow a defined amount of overlap between the operations of the Orchard Mesa Pool and the new Community Recreation Center (CRC). During this overlap, utilization and cost recovery data could be collected and analyzed, and compared with the projections in this report from PROS Consulting. The City Council and the Pool Partners could then again consider the operations of the Orchard Mesa Pool

moving forward. With that said, operating Orchard Mesa, the CRC, Lincoln Park and the Palisade Pool, would be difficult, especially if the Orchard Mesa Pool ends up closing. Based on the operational projections for participation and operational subsidy from PROS Consulting, this option of operating the Orchard Mesa Pool until at least the CRC opens may make the most sense.

The Impact of the CRC

The Orchard Mesa facility cannot be considered without acknowledging that the new CRC that will come online line around the end of 2025. The new facility 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 has multiple bodies of water and will be able to serve the community much better than ever before, especially in terms of aquatics.

The CRC cooler water lap pool is now six lanes to go along with the three warm water lap lanes in the leisure pool. Lap swimmers will now have the opportunity to choose between these two bodies of water to better meet their needs. Some prefer cooler water and some prefer warmer water. The CRC will have an expansive leisure or lifestyle pool, the most needed amenity according to numerous surveys conducted in the Parks, Recreation and Open Space Master Plan of 2021 and the 2022 CRC plan. This warmer body of water will have a zero-depth entry with an expansive lazy river, a plunge pool, a small wave pool and a water playground area. The next warmer body of water is the therapy pool for physical therapy, which will double as a family spa or whirlpool. The hottest body of water is envisioned to be with an outdoor hot tub, however that body of water is not currently funded as of January 2024.

With these expanded and extensive aquatic amenities now funded, the budget for the CRC aquatics amenities has now grown to \$40M. This expands upon the CRC promised to voters in April 2023 from 83,000 square feet to over 102,000 square feet. The bulk of this increase involves these additional and expanded aquatic amenities. This constitutes significant investment on the part of the City of Grand Junction for indoor recreation. Such state-of-the-art facilities are projected to have a significant impact on the utilization of the Orchard Mesa Pool in its current configuration. After extensive study, the magnitude of this impact is

projected by PROS Consulting, the operational consultant, in the analysis that follows.

OMP Building Conditions

OLC and our engineering partners completed a thorough assessment of the existing Orchard Mesa facility. The facility is now 40 years old. The engineers on the project concluded that the City has completed routine and preventative maintenance over the years. That diligence is the reason the systems have lasted as long as they have. The architects and engineers on the project further conclude 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, all systems need to be replaced. This includes all HVAC, mechanical, electrical, plumbing and filtration equipment.

1

Partnership

A key consideration that directly impacts the future of the Orchard Mesa Pool is the three-way partnership that came together to build the facility back in 1983. Mesa County School District #51 owns the facility and the land underneath it. District #51 also pays the utilities. The City of Grand Junction operates and maintains it as well as pays for half or more of the operational subsidy. This is operational expense, such as staffing and supplies, minus the revenue generated from patron fees. Mesa County shared in the initial capital cost of construction and also shares in splitting the annual subsidy with the City, until recently. In 2022, Mesa County reduced their subsidy support to \$75,000 per year and the City has increased their contribution to the subsidy to cover the shortfall that was created. This three-way partnership that has fluctuated over the past 40 years adds another layer of complexity to this question of what to do about the Orchard Mesa Pool.

Although this study was embarked upon at the decision and direction of the City of Grand Junction, the final decision regarding the future of the facility rests with the owner of the land and of the building, Mesa County School District #51.

Demolition and Value of the Land

If demolition is pursued, it should be noted that hazardous materials were found to be present, namely, asbestos. As shown below, the cost to demolish the entire building is over \$900,000. The assessed value of the unimproved land following demolition is only \$240,000. Therefore, the building and the land is currently a significant liability. This runs contrary to some community opinion heard during the public

engagement. There is a perception among at least some current pool patrons that the land and the building is an asset.

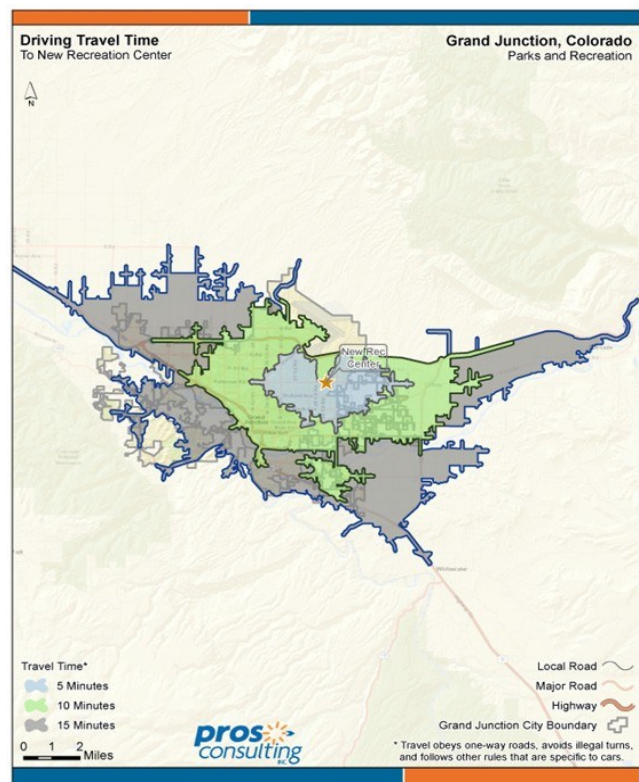
Level of Service

The average number of users per day with the Orchard Mesa Pool in 2022 was 146, which was up from 121 in 2021. The average over those two years is 124 users per day. This compares to the projected participation at the CRC, which is projected to have 1100 daily users projected at this new facility.

Drive Time

Another key consideration is understanding the drive times to the new CRC and understanding the overlap between the CRC and Orchard Mesa pool service areas. As can be seen by the map in Figure 1, in the middle of the blue graphic is the location of the new CRC. The Orchard Mesa community will see an average drive time about 10 minutes to the CRC. It is important to recognize that basically the two facilities are going to be playing in the same user-base “sandbox”.

Figure 1



Current Utilization

Another key data point is understanding current utilization. This is standard practice employed by PROS Consulting in conducting studies like this. The blue dots on the map in Figure 2 show current users at the Orchard Mesa Pool who reside in the Orchard Mesa neighborhood. The red dots show current users at the Orchard Mesa Pool from outside the Orchard Mesa neighborhood. Three out of every four current Orchard Mesa Pool users come from all other parts of Grand Junction, most of which will have much better access to the CRC than the Orchard Mesa Pool.

The same analysis is shown in Figure 3 but with swim lesson participants. The same conclusion is reached and it is even more pronounced. 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.

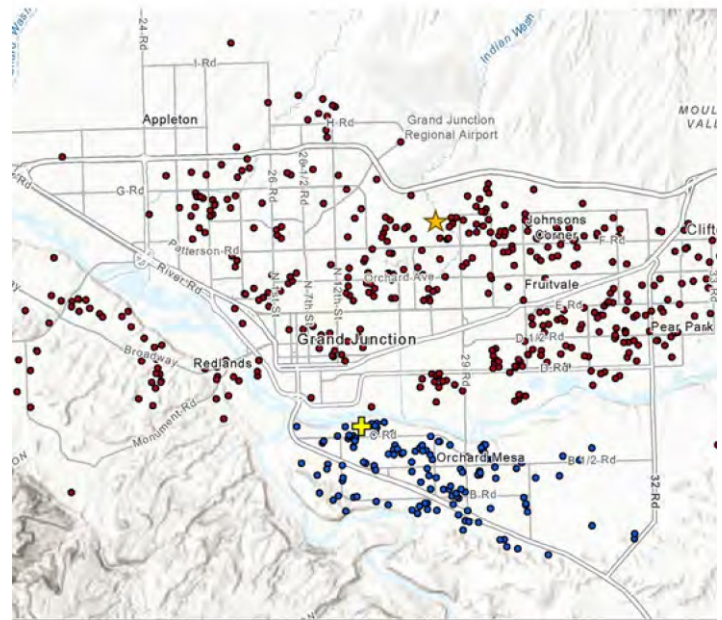


Figure 3

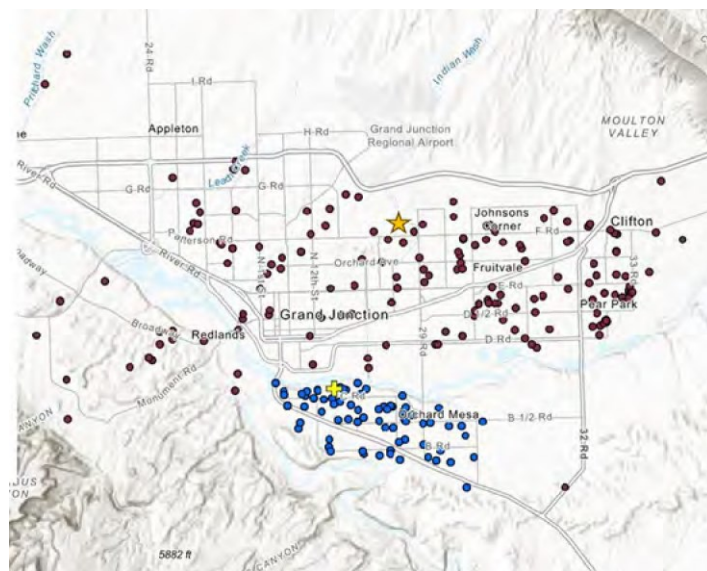


Figure 2

Previous Community Engagement

Focus group meetings were held in June of 2023. The consultants met with five different groups: from the Parks and Rec staff to Orchard Mesa Pool Users, to the Pickleball Club and Youth Sports representatives. The consultants did a recording for the EngageGJ website that was publicly available and widely distributed, met with leadership from School District 51, the Parks and Rec Advisory Board, and City Council.

In June of 2023, a public forum was held and 72 participants came and gave their opinions and thoughts. The current Orchard Mesa Pool users were well represented. Many of these attendees would like to see the Orchard Mesa Pool continue to stay open, even after the CRC opens.

Participants had 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 theme that emerged in that public forum and in various focus groups is that there is a strong need within the community for indoor year-round turf for multiple sports activities.

Some key takeaways from those meetings are that the current Orchard Mesa pool users want a simple pool in its current configuration. Therefore, this preference was for Option Two shown below. The sports user groups want indoor turf for field sports such as soccer, lacrosse, baseball or softball. 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, shown below. Both of these options incorporate indoor turf into this facility. Other attendees were concerned about duplication of services, and how is the facility would compare with and be affected by the new CRC. Also, there was a wide variety of different opinions and a mixed bag of preferences on the different options that were presented. Full detail on comments is documented in the appendix.

Option One

After full public process informing ideas and options fleshed out by OLC, OLC settled on five options for the future of the Orchard Mesa Pool facility. Option One involves maintaining the status quo, which the City has committed to until October 2026. This option keeps the existing facility open as it is. Repairs and maintenance would continue to be conducted as needed. The existing gymnasium and locker rooms would stay closed and shuttered. 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 1.

The current operational subsidy for the facility is about \$300,000 annually. This is expected to increase to close to \$400,000 simply because OLC and PROS consulting projects a number of current participants of the Orchard Mesa Pool will shift and become users of the CRC. This would result in an overall decrease in the number of annual visits to around 14,000 to 15,000. This decreased use creates an increase in the operational taxpayer subsidy.

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. This option adds a new entry, renovates the locker rooms, replaces all of the pool filters and pumps and heaters. The option includes new HVAC equipment, new electrical and plumbing. The capital investment for Option 1 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. The annual subsidy would continue to be around \$400,000. It is anticipated to increase in the annual visitation because of the modernization of the pool. This includes installing a new spa and potentially offering a greater variety of programs and services. This will attract more users.

Option Three

Option Three is a full facility renovation. This creates a small-scale 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 and group exercise rooms.

The lockers and administration areas would be renovated. As for the pool, it would be modernized as well including new aquatic amenities within the existing footprint. The cost of this renovation plan for the entire facility is more like \$12.5 to \$13.5 million.

Fitness, gymnasiums, and aquatics are all core programs and service offerings that are found in many community recreation centers. It is important to note that these amenities are duplicative of many of the elements offered at the CRC, which will be on a much larger scale.

An annual taxpayer subsidy of \$390,000 is anticipated to operate the facility, though an increase in annual visitation upwards of about 52,000 is expected.

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 such as volleyball, basketball, etc. Staff would be able to include floatables and there would be a new hot tub.

Option Four

Option Four would involve converting the existing facility into a turf facility. The existing pool envelope would remain, but the area of the pool would be filled in and converted to turf. This would be a great size for youth programming, youth soccer, youth lacrosse, and other sports such as indoor youth baseball and softball practice. On the northern part of the site, the existing gym and locker rooms that are another 25 years older than the pool would be demolished. A new full-size indoor turf field house would be constructed. This would provide regulation indoor soccer, indoor lacrosse and batting cages. Pitching cages could be installed in the corners and drop-down nets for golf and other sports would be attached to the ceiling. Day camps, summer camps, and all kinds of different activities and trainings, corporate events, could also take place in an area like this. This would be a unique space to Grand Junction, one that is currently lacking. With that said, it comes with a fairly significant capital investment. Construction costs are estimated to be about \$27.5 to \$29 million in investment to convert a significant portion of the building to turf.

A turf facility is unique. It is not something currently offered at a significant level in the area. It would draw from a much greater service area. Surrounding residents are anticipated to drive upwards of an hour to access the facility. It would fulfill unmet needs in the community as it relates to indoor turf sports. Therefore, it is expected to see an annual increase in visitation upwards of close to 80,000. At the same time, the annual subsidy would be reduced \$162,000.

This is in part simply because the overhead associated with managing a facility like this is much less costly than indoor aquatics. Additionally, operation hours could expand when compared with aquatics since much of the operation and utilization would be scheduled and programmed.

Option 5

The 5th and final Option considered in this study is an indoor turf field house project. In this case, the entire existing building would be demolished. In the current building footprint, two regulation full-sized indoor soccer fields would be built. This would enable hosting adult leagues, youth leagues, and tournaments. It would have locker rooms, changing rooms, and an indoor classroom that could be used for parties and meetings. The capital investment for Option 5 is \$30 million to \$33 million.

The annual operational subsidy would come down even more than Option 4. The service area for a facility like this would grow to about an hour and a half drive time, bringing the operational subsidy down to just about \$126,000 annually. The annual visitation is anticipated to be close to 100,000.

SUMMARY

The Options described above are summarized in the table in Figure 4. This information is also compared to the new CRC, which is the gold row at the bottom. Both the capital cost investment and the construction cost increases significantly for each one of the Options, but projected annual visitation is expected to increase running from Option One to Five, cost recovery would grow as well from about 24% projected for Option One, all the way up to 80% for Option Five. This is because each one of the first three Options are driven by the expense in constructing and operating indoor aquatics facilities. Options Four and Five both have much less subsidy given them not having aquatics.

The last column is an important piece of analysis 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 each patron 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 \$27.78 per visit being supported by taxpayer dollars.

Looking at capital cost or debt service, it is important to note that debt service is a fixed cost over a 20, 25, or 30-year span. Operational costs over time go up as facilities get older and expenses increase. Although Option Five costs a lot more to invest in upfront, the operational subsidy is a lot less on an annual basis. In other words, the long-term total cost of ownership investment in Option One is significantly less than would be expected with Option 5. However, the number of people the facility serves over that time will certainly be significantly higher in Option 5.

One of the main themes that was learned through the course of this process is that there are a lot of people who care about Orchard Mesa Pool. Having residents care deeply about the Community's Parks and Recreation facilities is very important to the City and the City's Parks and Recreation Department. Maximizing participation and the amount of service provided to the community is the overarching goal. The more residents that care about and utilize parks and recreation, the better. Cumulatively, this increases the value placed on parks and recreation by the community. The purpose of this study is not to recommend any specific course of action. Instead, it is to ensure the community is looking at the future objectively and in an informed way.

Figure 4

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 - \$33 M	90 minute drive time	276,859	98,000	\$630,000	\$504,000	80%	\$126,000	\$1.29
New CRC	\$70 M	60 minute drive time	183,670	396,000	\$3,533,000	\$2,204,000	62%	\$1,329,000	\$3.36

2 –CONSULTING TEAM ORGANIZATIONAL STRUCTURE AND INTRODUCTION



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INTRODUCTION

In September of 2022, the City of Grand Junction engaged Ohlson Lavoie Corporation (OLC) and their consulting team to study the Orchard Mesa 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. All of the building's systems are beyond the end of their useful life, from the hot tub to the sand filters to the pool boilers.

Shortly after providing a preliminary conceptual design for renovations to the facility, the City received word from School District 51 that they would not contribute financially to the renovation of the building. At that same time, Mesa County informed the City that their contributions would be limited to \$800,000.

Realizing that the costs for construction would largely fall on the shoulders of the City, the City Council pivoted the request of OLC. The focus was now to provide them with design options and capital cost estimating for long-term recreational program options 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 brought on an operational consultant on board to provide these feasibility study services and projections of participation, operational revenue and operational expense. PROS Consulting was added to the team of consultants.

OLC generated seven (7) options for recreational facilities on Orchard Mesa (see Appendix). Two of the seven options were 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 in 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 engaged the services of PROS Consulting. This company specializes 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 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.

3 - ASSESSMENT

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, building codes or simply age. When a building reaches the end of its useful life, it may pose significant challenges and costs for its owners, occupants, and community.

The Orchard Mesa Pool building located at 2736 Unaweep Avenue in Grand Junction, Colorado is one example of a building that is beyond its useful life. The building was built in 1983 and has been used as an educational and recreation facility over the past 40 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. They 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

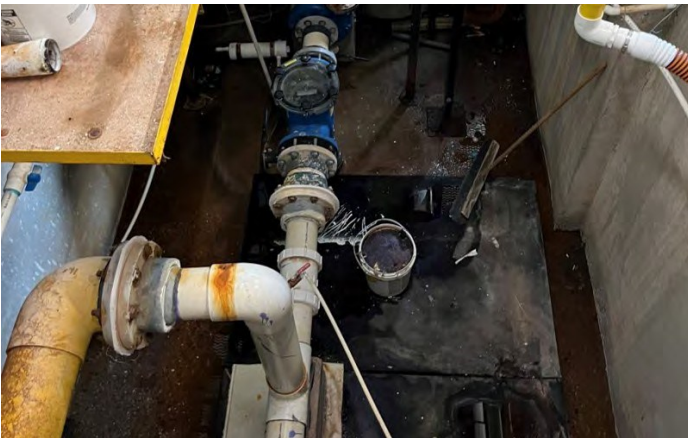
The Orchard Mesa Pool Facility is 40 years old. Despite regular maintenance, all systems are at the end of their useful life.



Hot Tub



Sand Filter



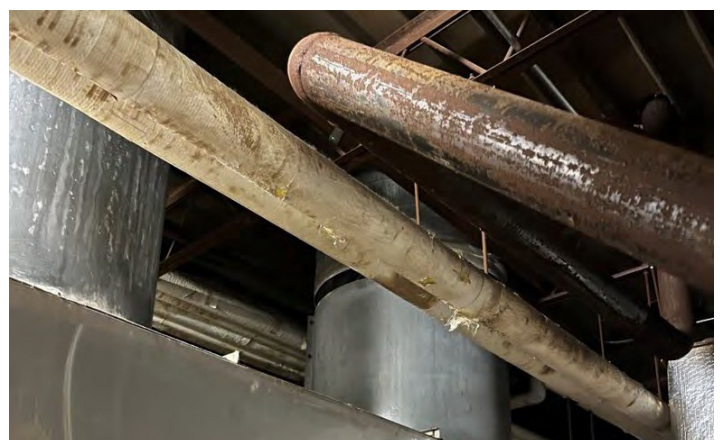
Circulation Pump



Pool Boiler



Solar System



HVAC

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

RESTRICTED APPRAISAL REPORT

2736 Unaweeep Ave.- Land only
 Grand Junction, Colorado



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



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

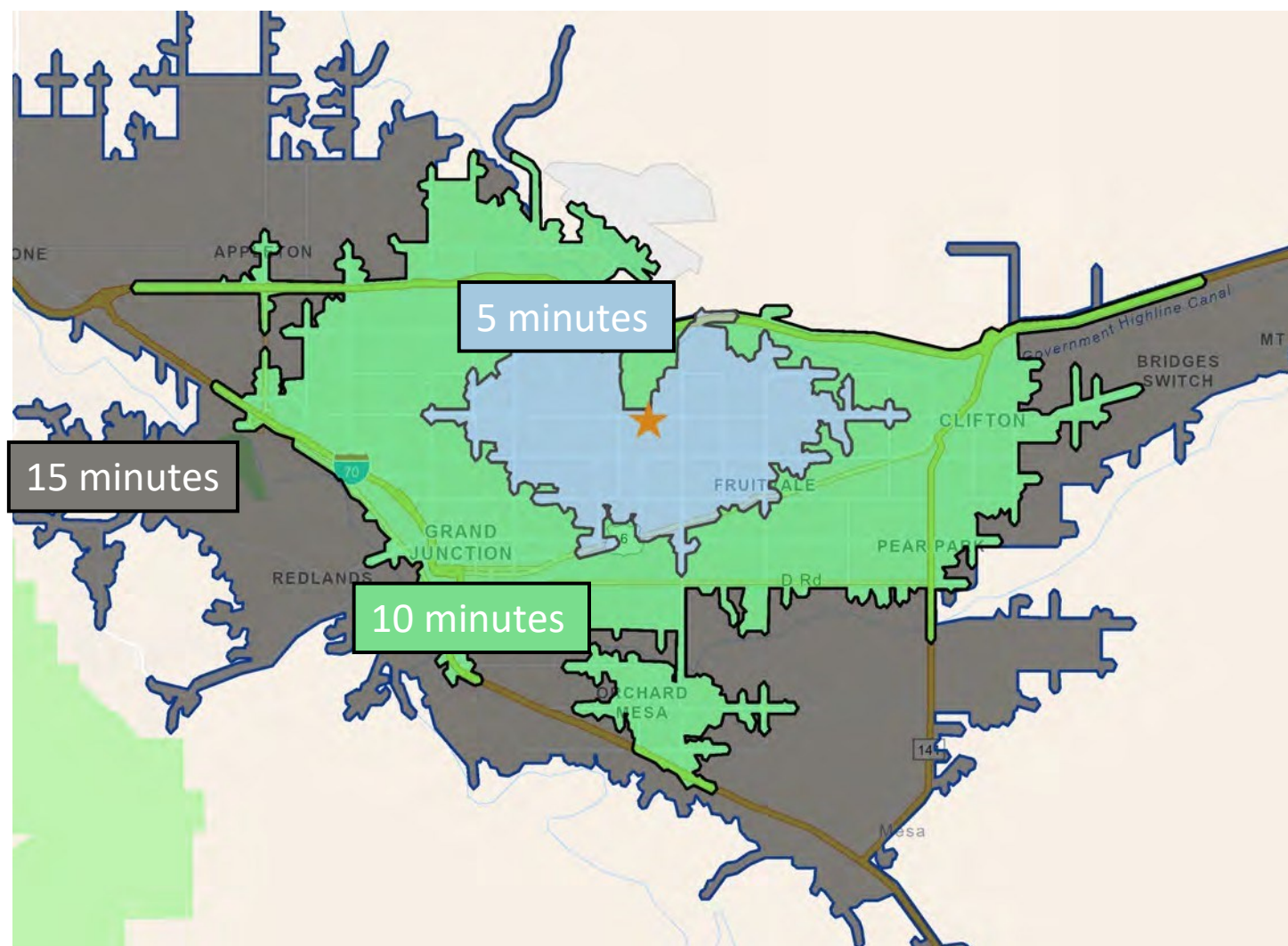
- 2022 - 146
- 2021 - 101
- Two Year Average - 124

Community Recreation Center

- 1,100 Projected

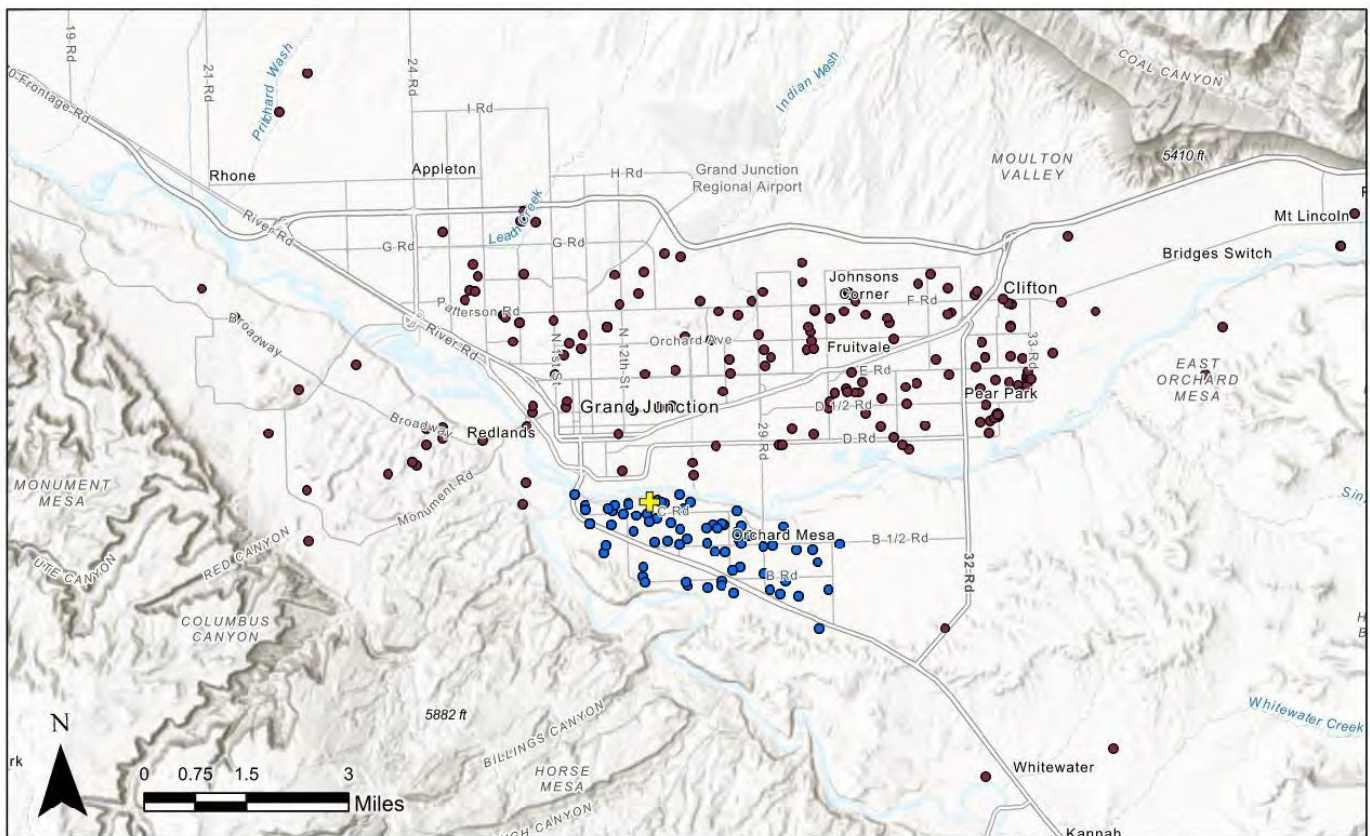


Drive Times to New CRC



Current Overall Participation at Orchard Mesa (2022)

- **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



Orchard Mesa Pool Survey
2023

Grand Junction GIS

Map Legend:
+ Orchard Mesa Pool
• Survey Responses
• Orchard Mesa Responses

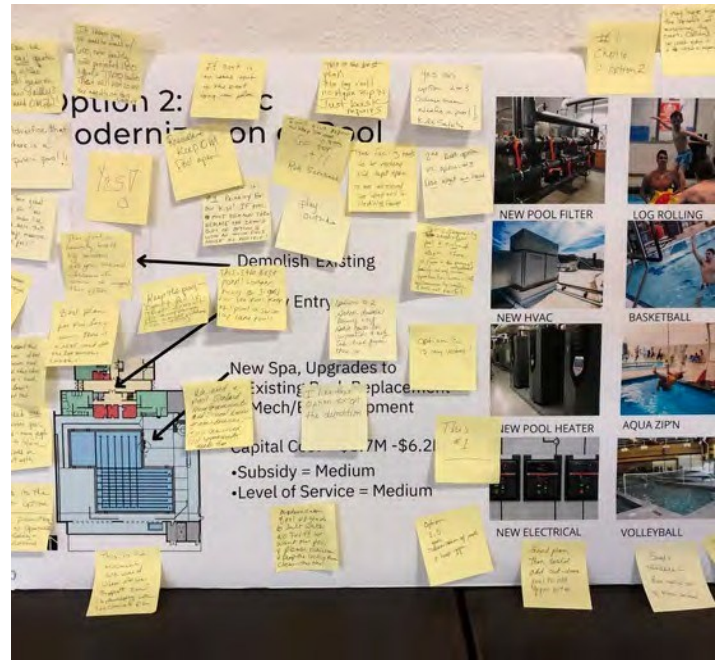
5 – COMMUNITY ENGAGEMENT

June Stakeholder Group Focus Meetings

- Parks & Rec. Staff
- CJ Engage Recording
- OM Leaders, D51 Leader- ship, 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



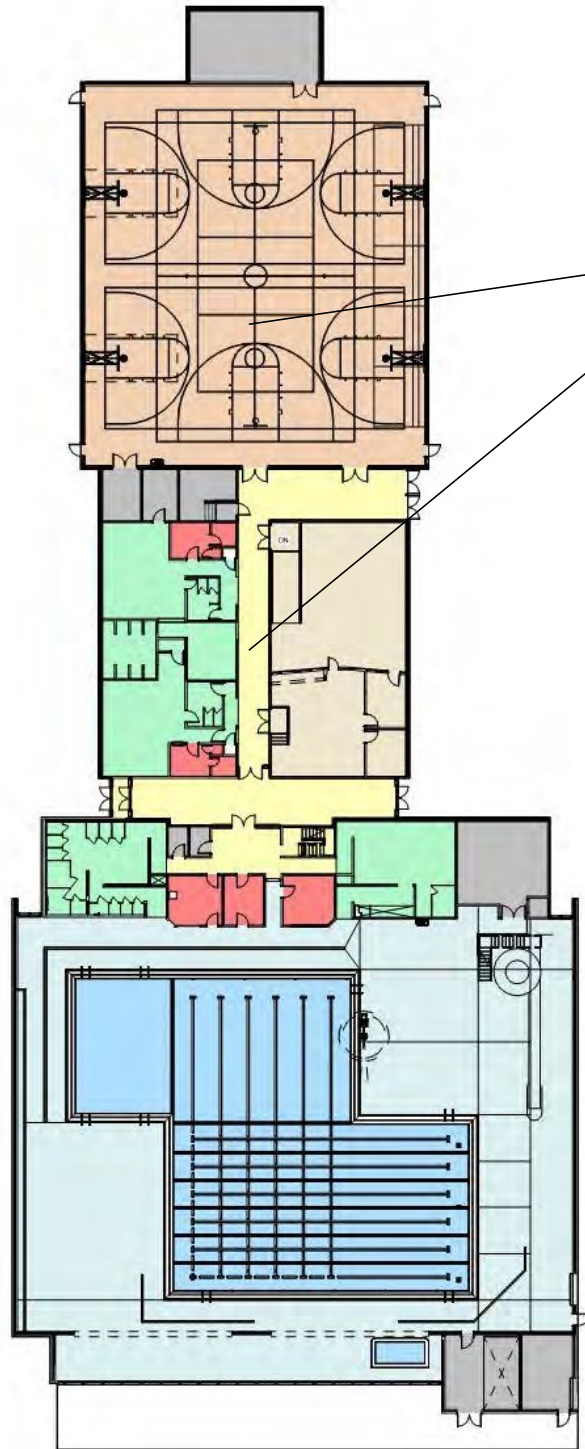


JOIN US FOR A PUBLIC FORUM

*Tuesday, June 6, 2023 | 5-6:30 p.m.
Lincoln Park Barn | 910 N. 12th Street*

6 – DESIGN OPTIONS 1-5

Option 1: Status Quo



No work in existing gym/locker rooms

Repair Existing Systems as needed to
**Operate through at least CRC opening
or 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



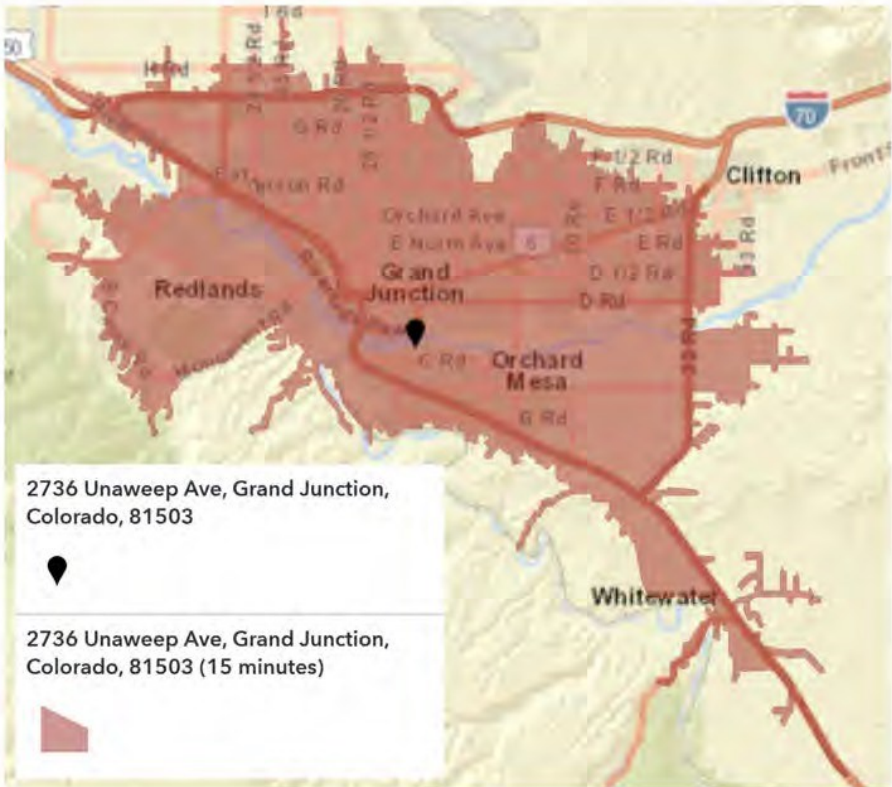
EXISTING POOL HEATER



EXISTING SPA



EXISTING PLUMBING
SYSTEM



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

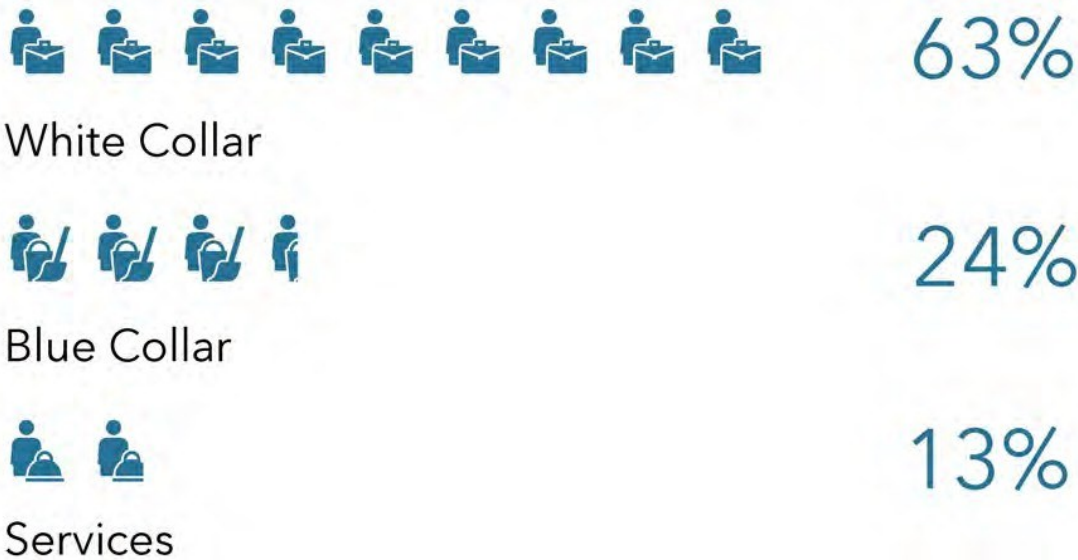
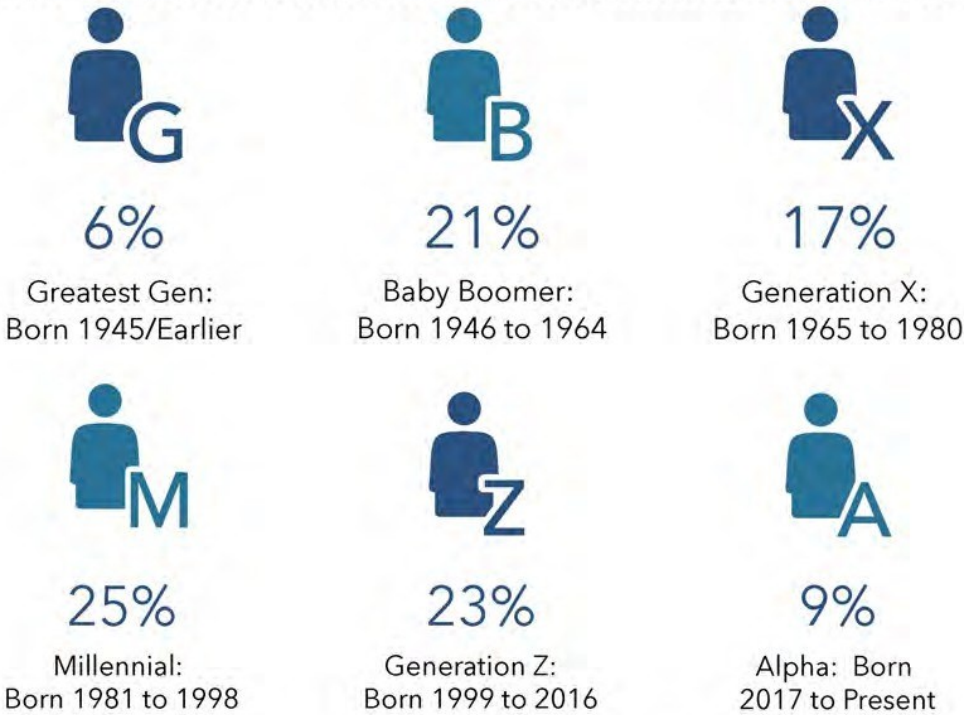
POPULATION

BUSINESS

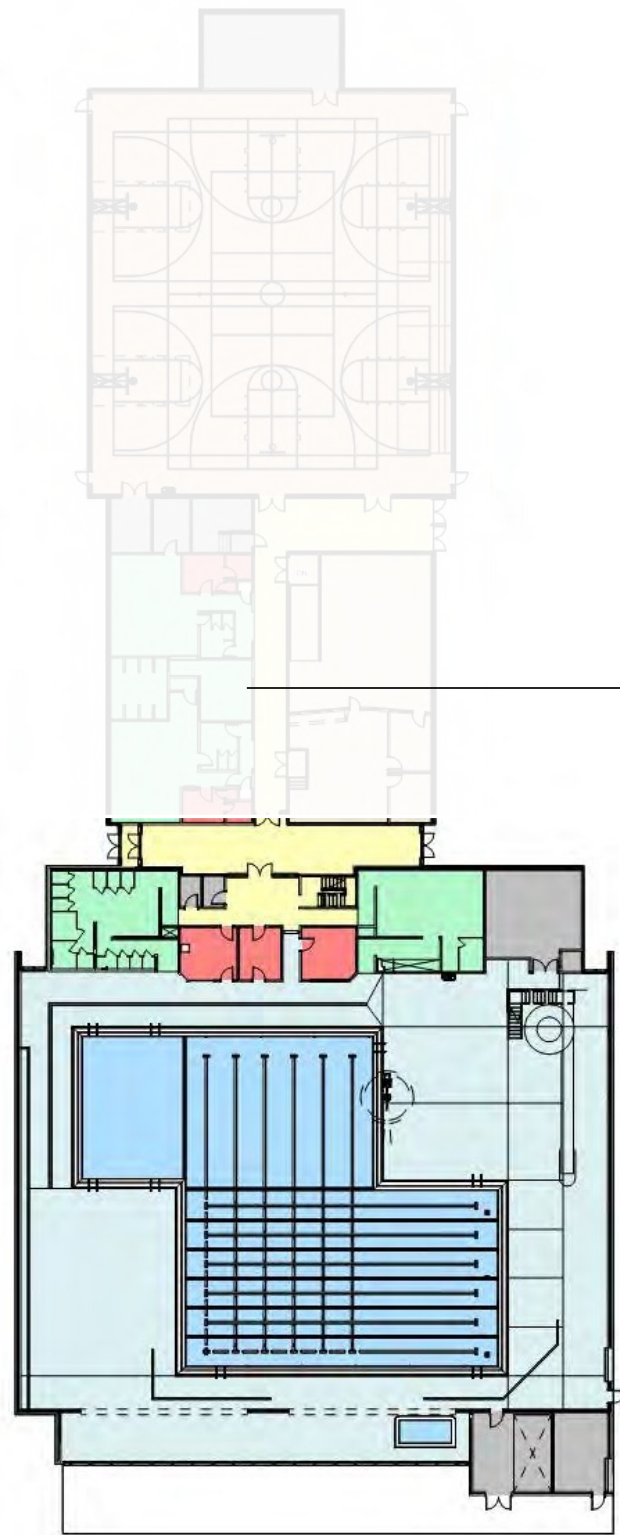


POPULATION BY GENERATION

EMPLOYMENT



Option 2: Basic Pool Modernization



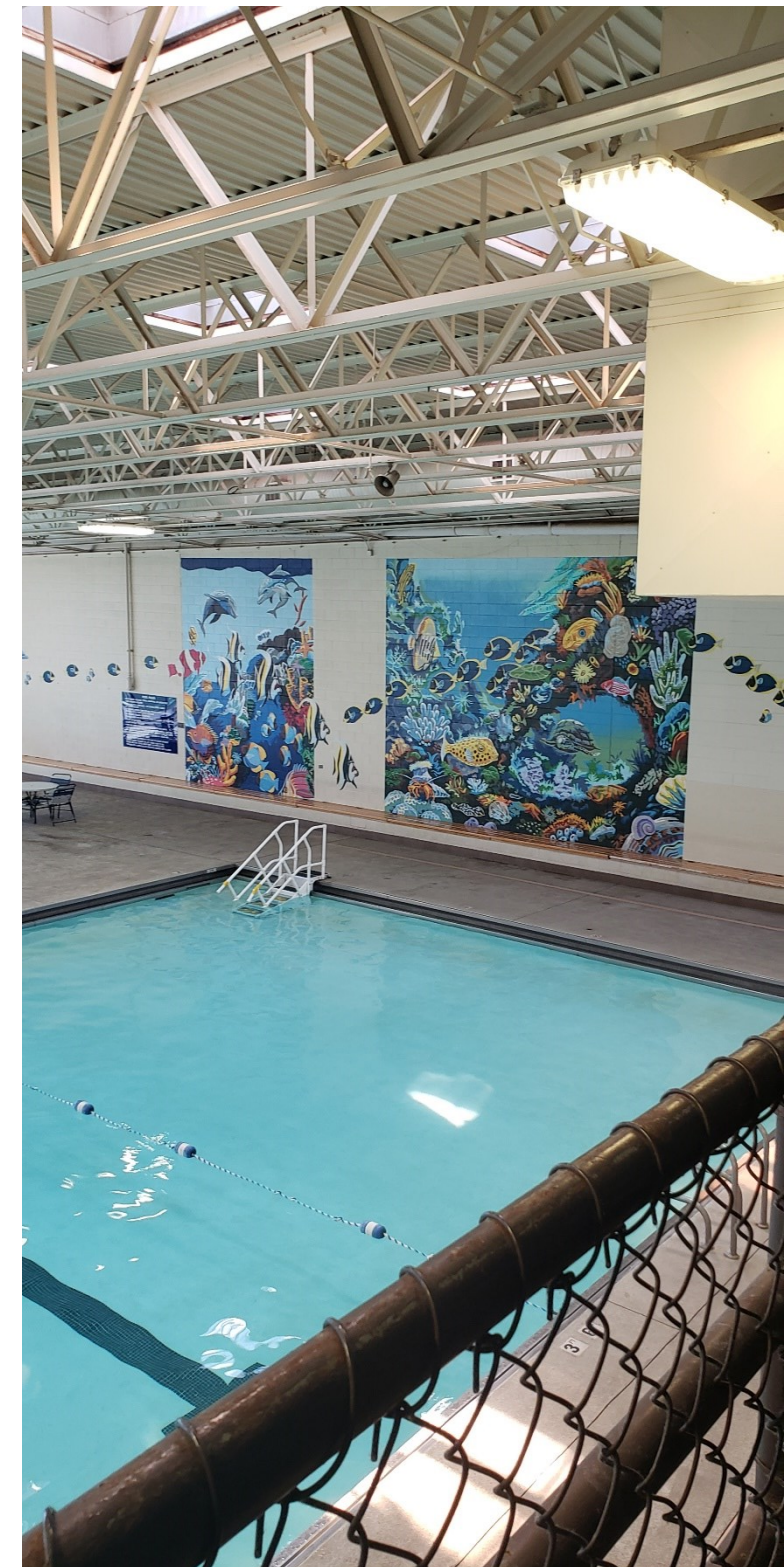
Demolish Existing

Modify Entry

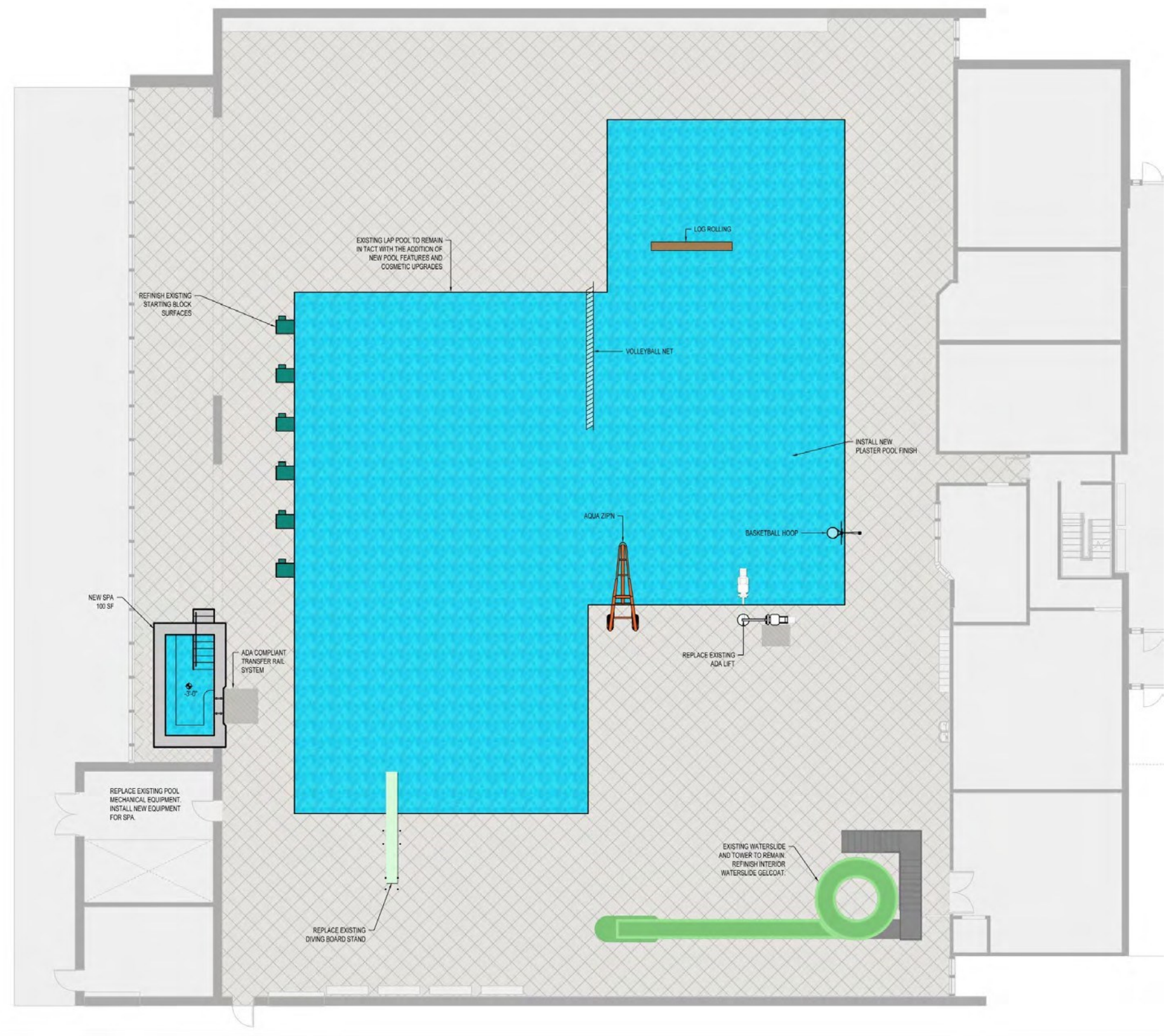
New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

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



POPULATION AND KEY FACTS

2736 Unawee Ave, Grand Junction, Colorado, 81503

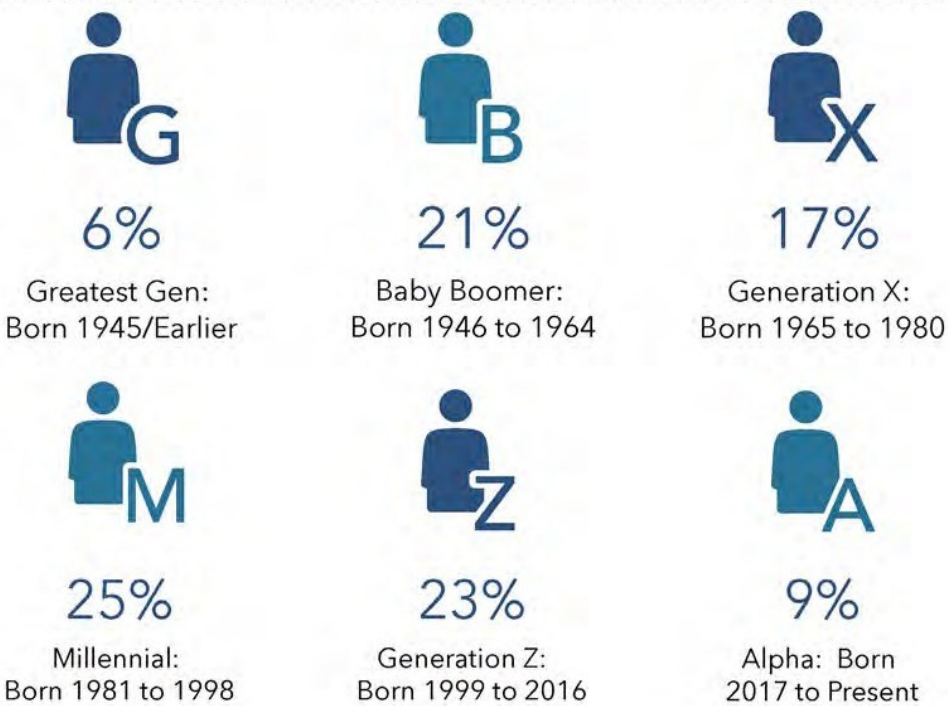
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

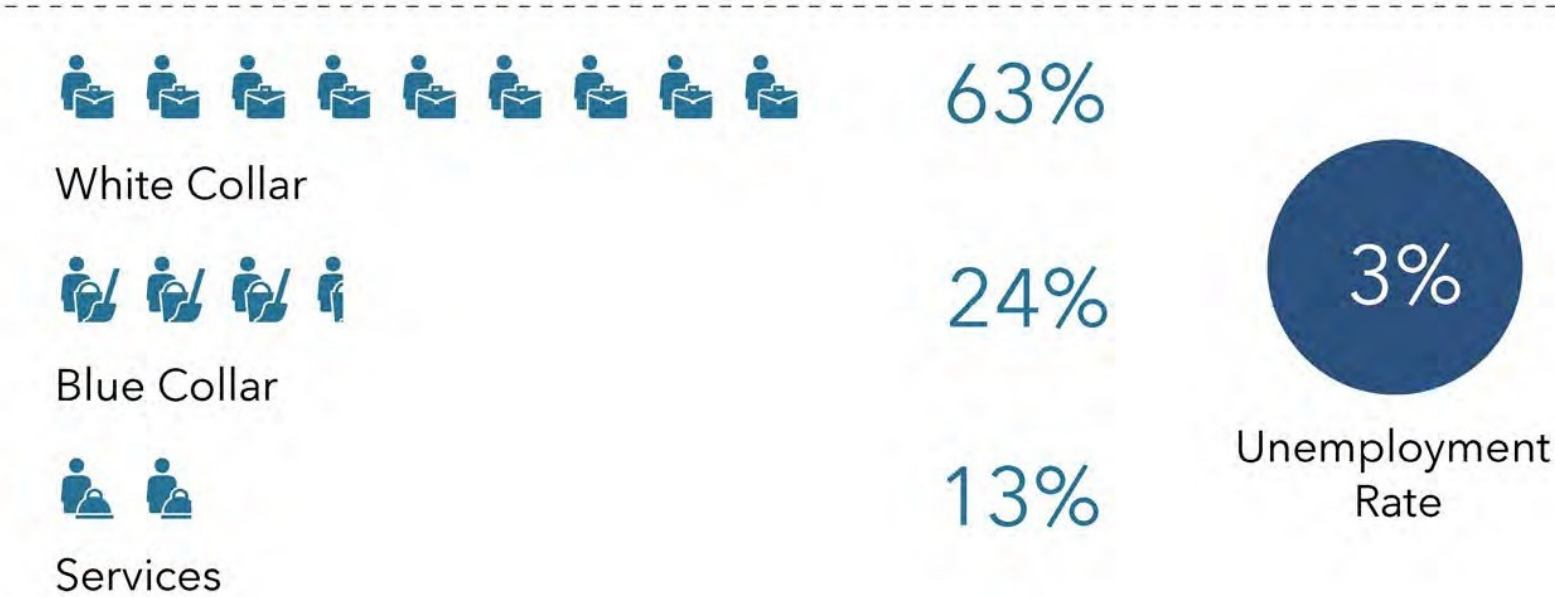
BUSINESS



POPULATION BY GENERATION



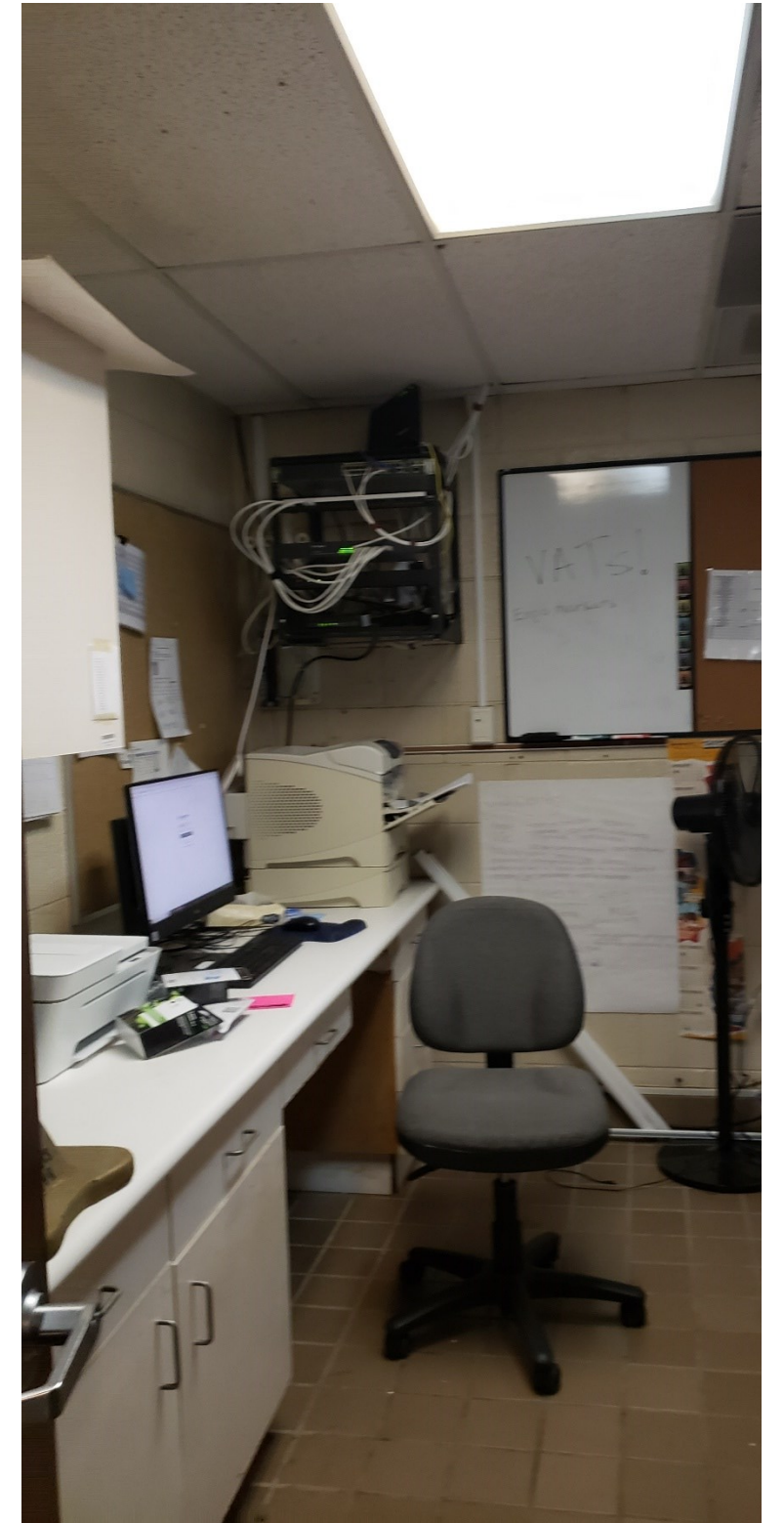
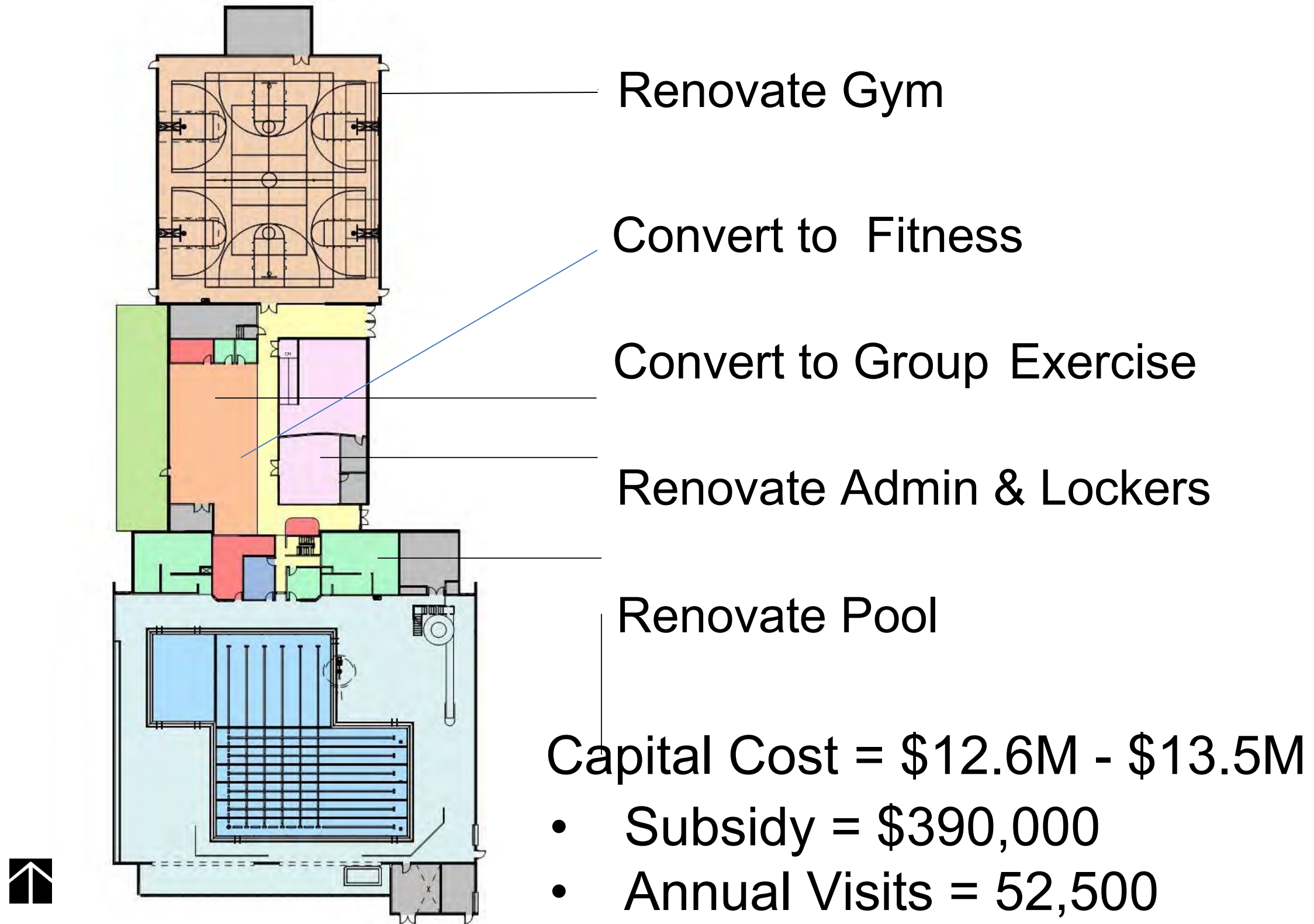
EMPLOYMENT



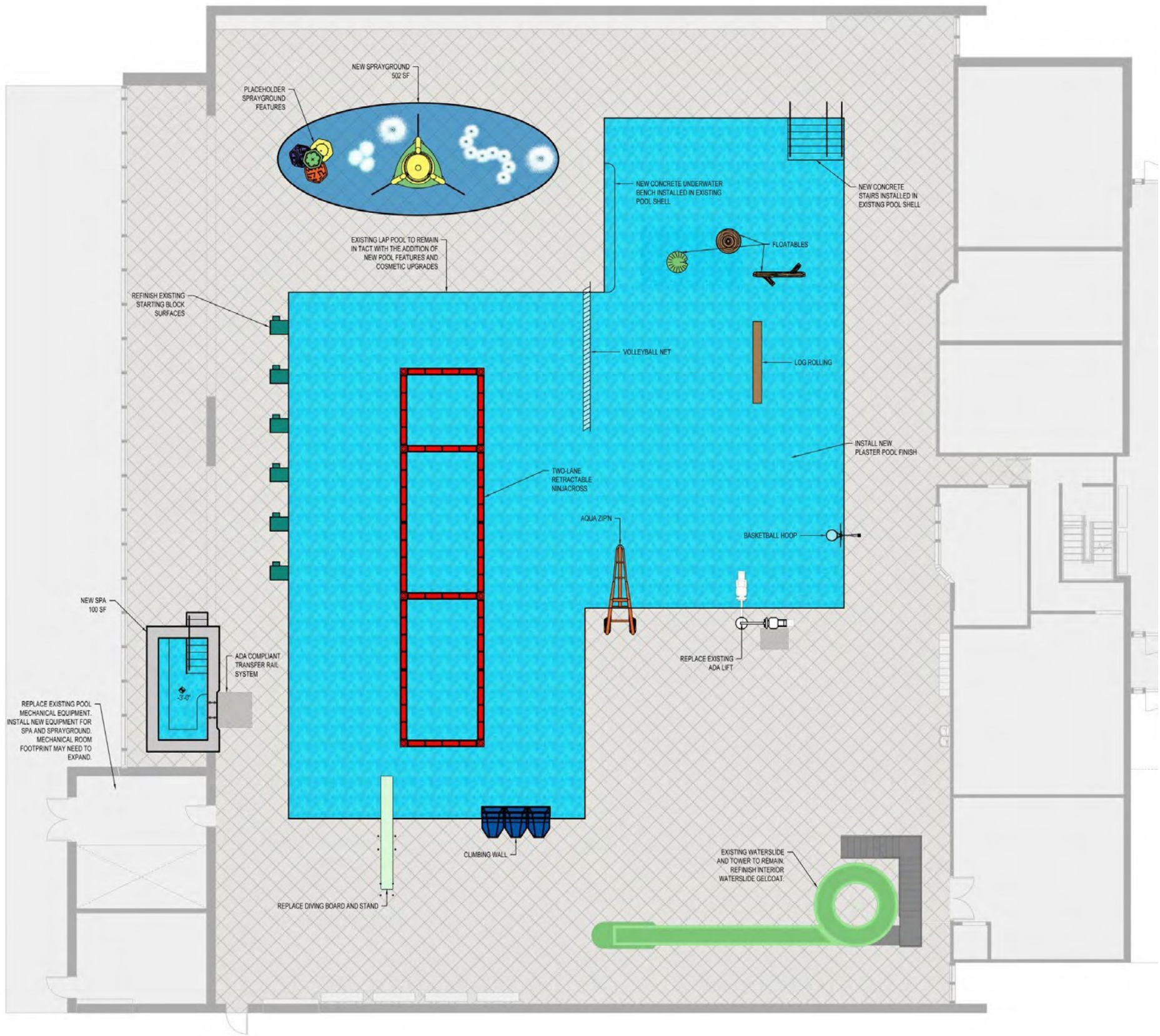
Option 2 Cost Estimates
(Nov. 2026)

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

Option 3: Full Facility Renovation



Option 3: Full Facility Renovation



FLOATABLE TOYS



SPLASH PAD



NINJACROSS



AQUACLIMB



Option 3: Full Facility Renovation 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

BUSINESS



102,700

2023 Total Population (Esri)



105,284

2028 Total Population (Esri)



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



Services

13%



Unemployment
Rate



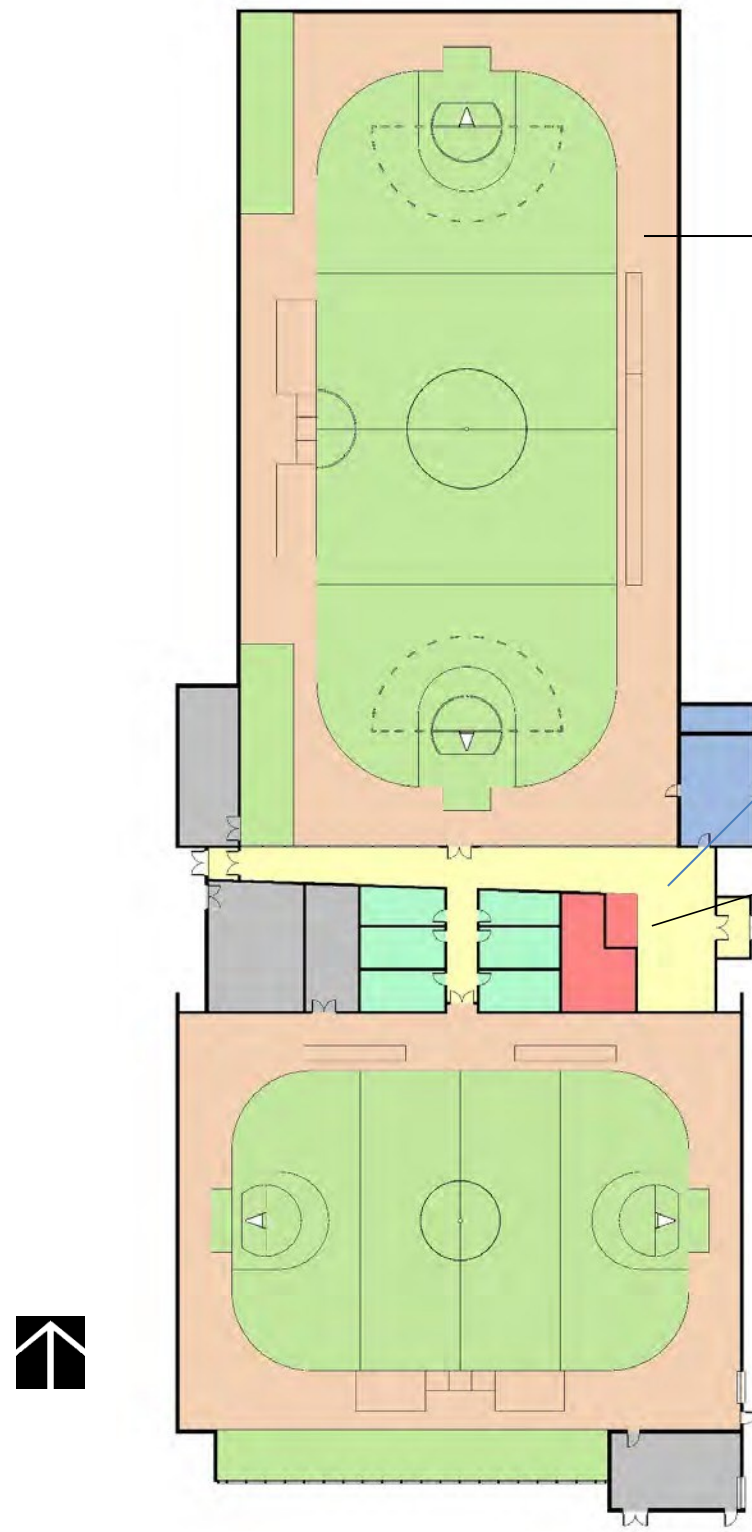
U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

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
Est. Annual Operating Subsidy	\$ 390,000
Total Project Budget:	\$12.6 - 13.5 M

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

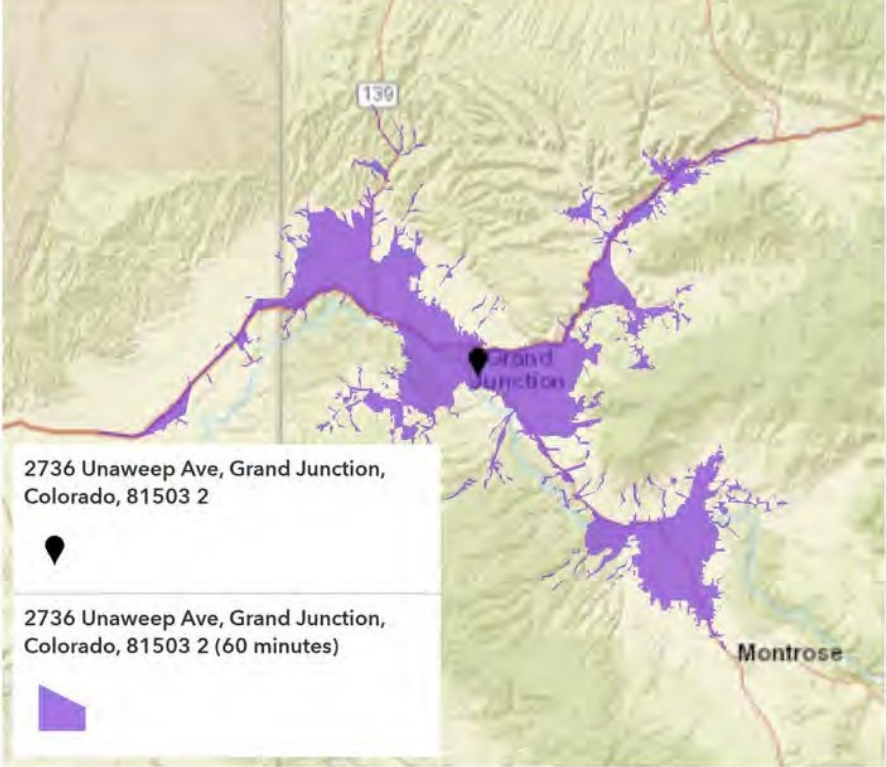


NUMEROUS ACTIVITIES



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

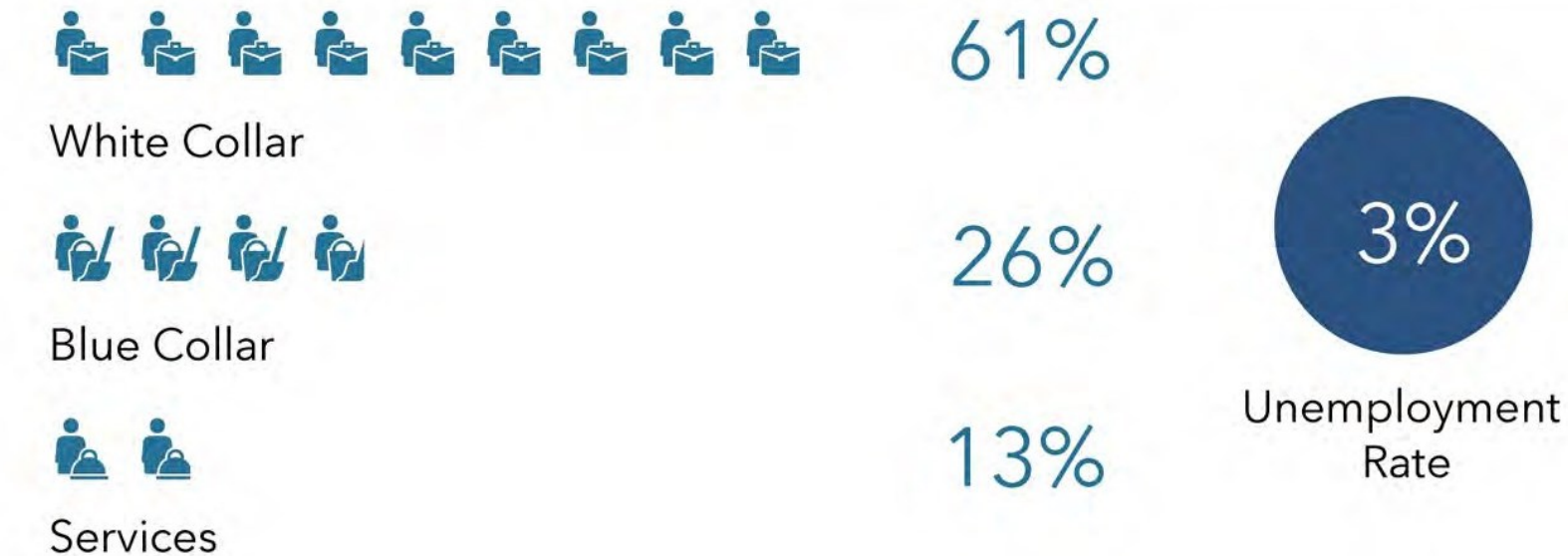
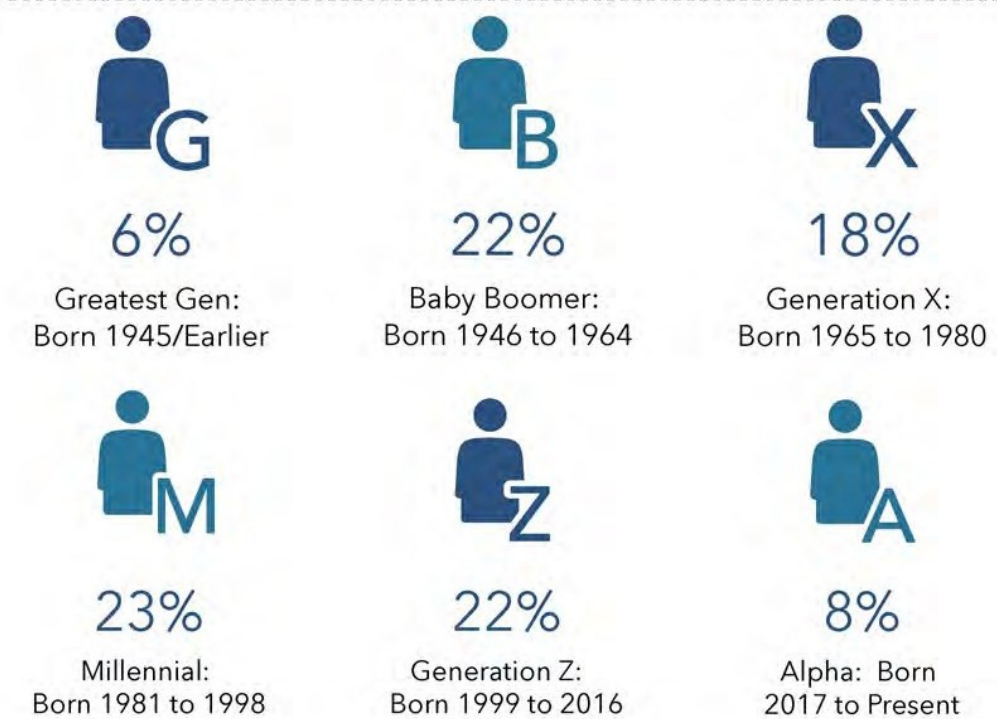
POPULATION

BUSINESS



POPULATION BY GENERATION

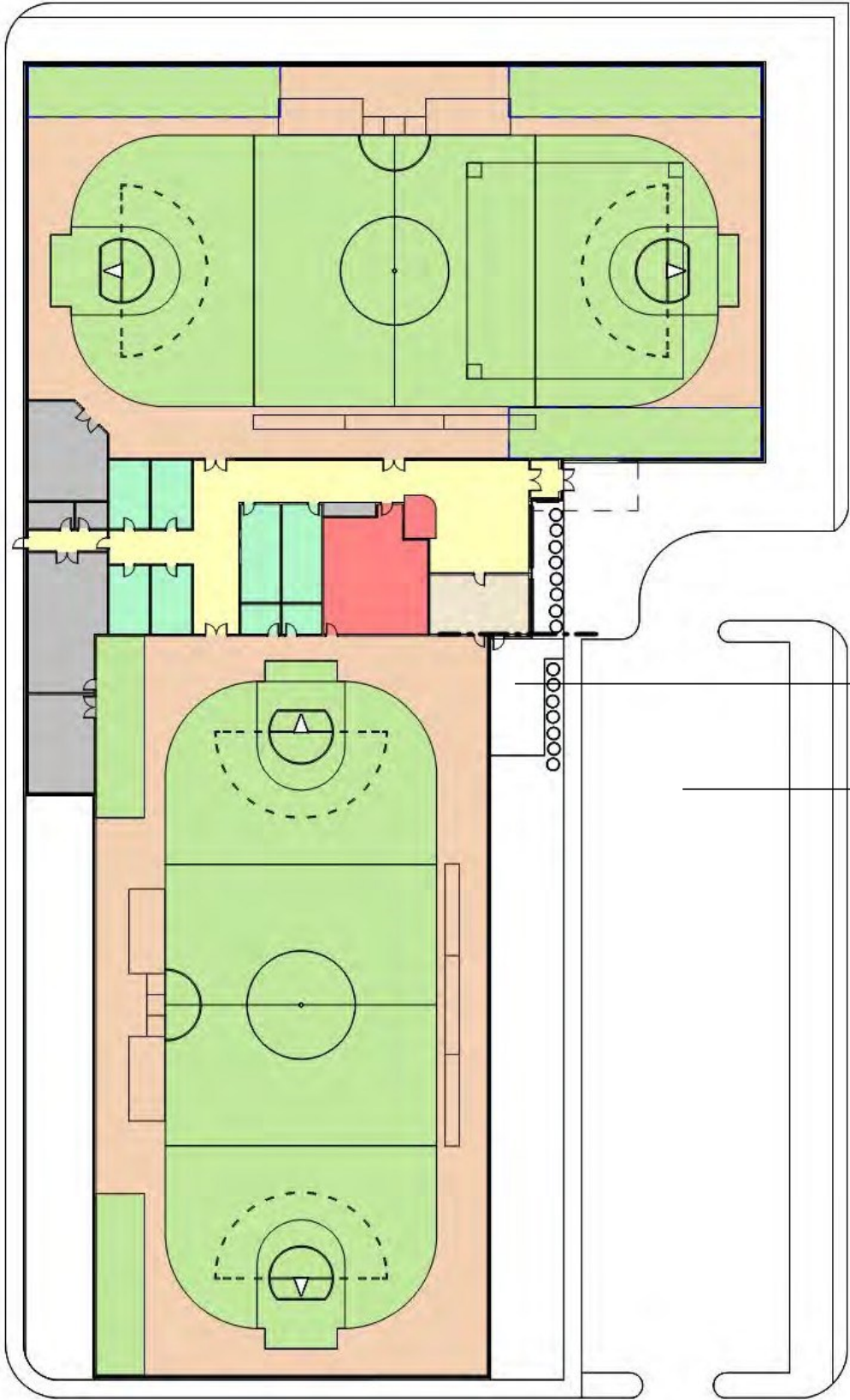
EMPLOYMENT



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

Option 5: New Fieldhouse



Demo Existing Buildings

New Full-Sized Turf Field #1

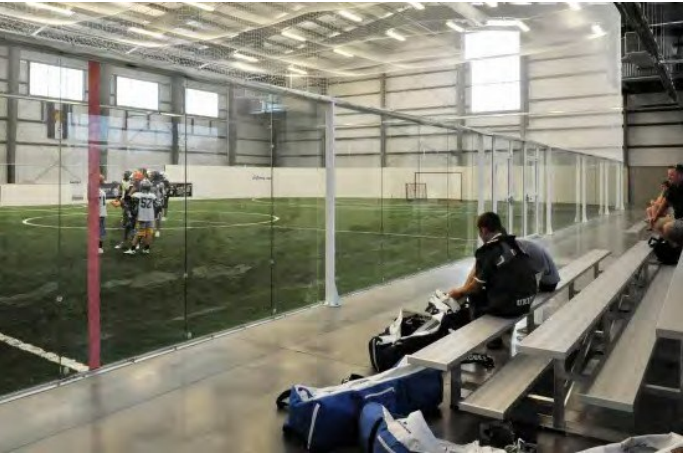
New Entry & Support Spaces

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



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

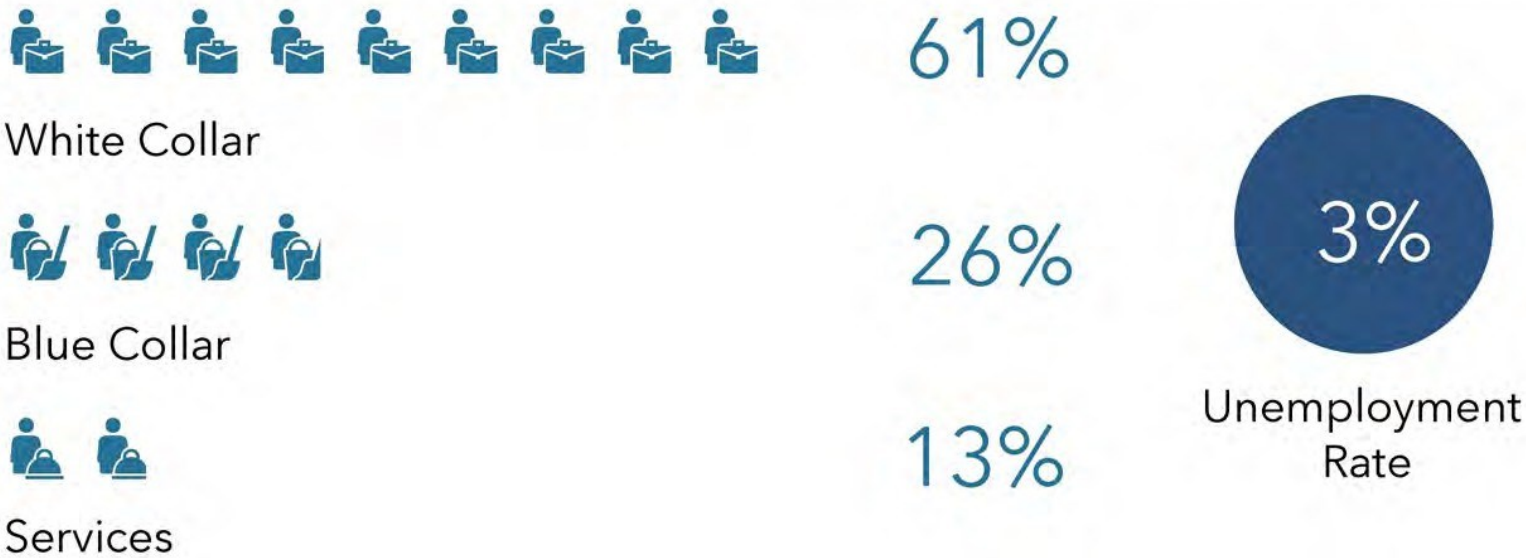
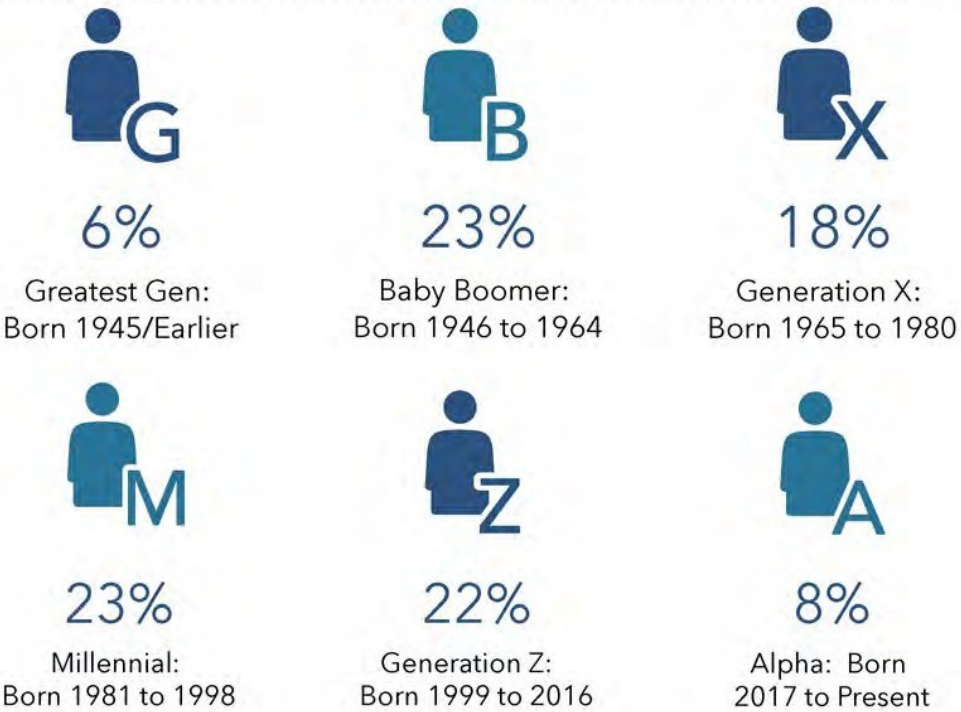
POPULATION

BUSINESS



POPULATION BY GENERATION

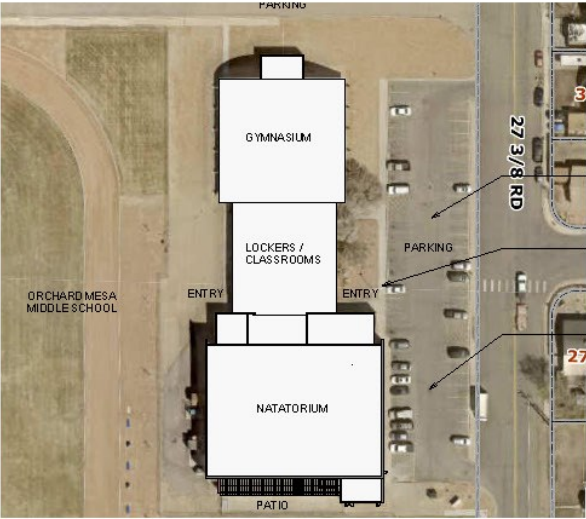
EMPLOYMENT



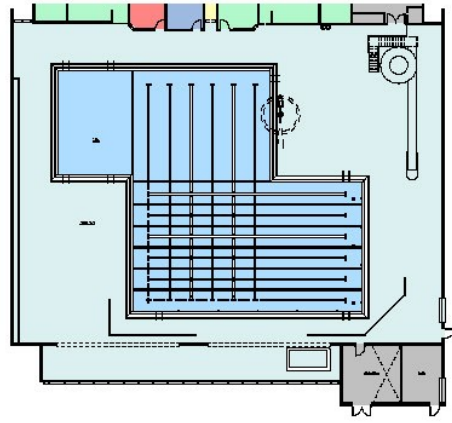
Option 5 Cost Estimates
(Nov. 2026)

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

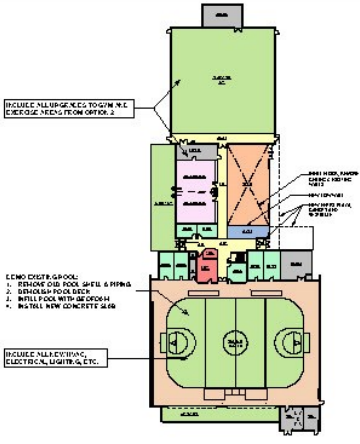
Alternate Design Options



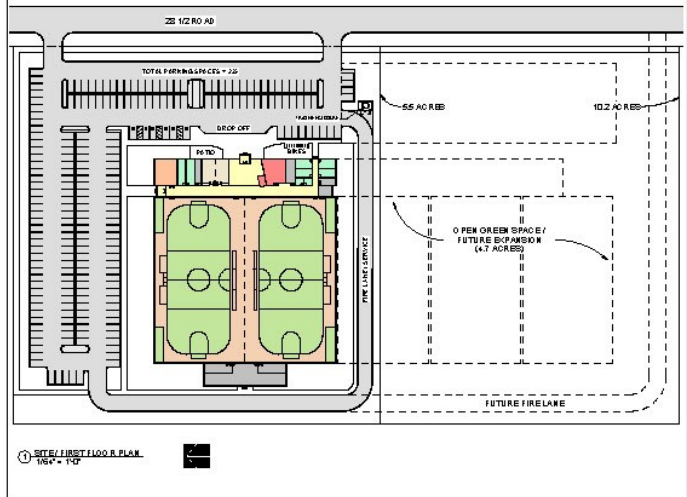
- OPTION 1: PARKING LOT UPO INDEE
1. REPLACE EXISTING PAVEMENT
 2. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 3. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 4. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 5. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 6. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 7. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
 8. 8 BAY PARKING LOT STRIPING, INCLUDING SPAC
- ACCESSIBLE ROUTE:
1. REPLACE EXISTING RAMP AND SIDEWALK TO CONFORM TO A.B.I. STANDARDS
- BITUMEN LIGHT RESTURB:
1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW LED FIXTURES AND CONTROLS



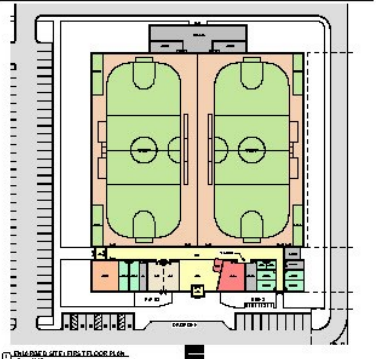
1. FIRST FLOOR PLAN
1/8" = 1'-0"



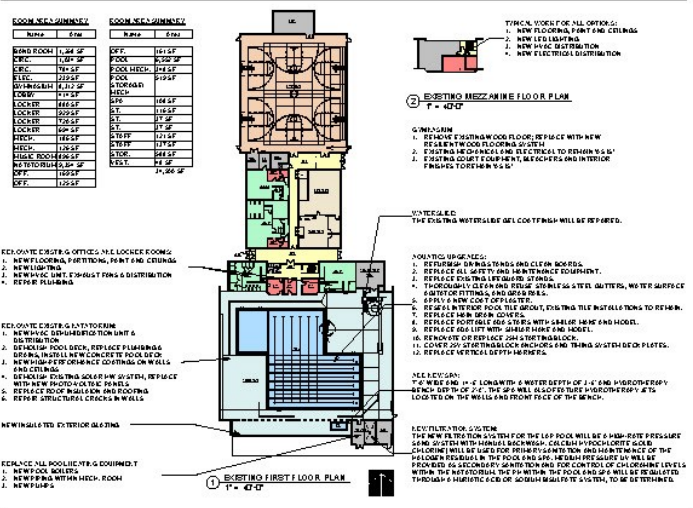
1. FIRST FLOOR PLAN
1/8" = 1'-0"



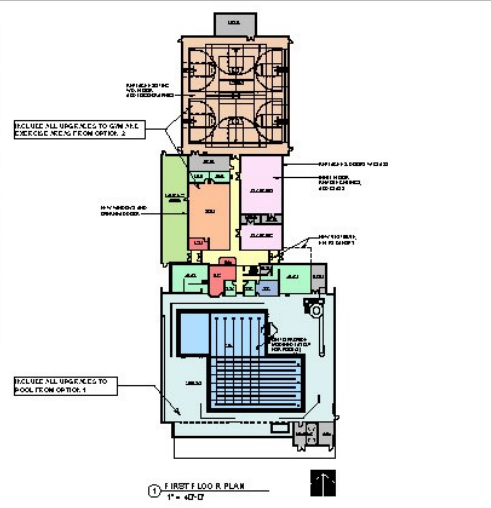
1. SITE PLAN / FIRST FLOOR PLAN
1/8" = 1'-0"



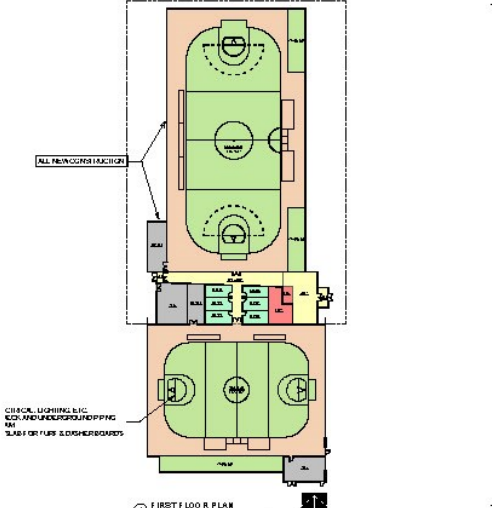
1. SITE PLAN / FIRST FLOOR PLAN
1/8" = 1'-0"



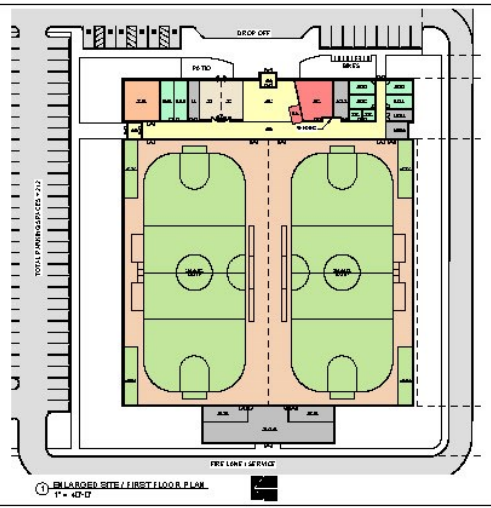
1. FIRST FLOOR PLAN
1/8" = 1'-0"



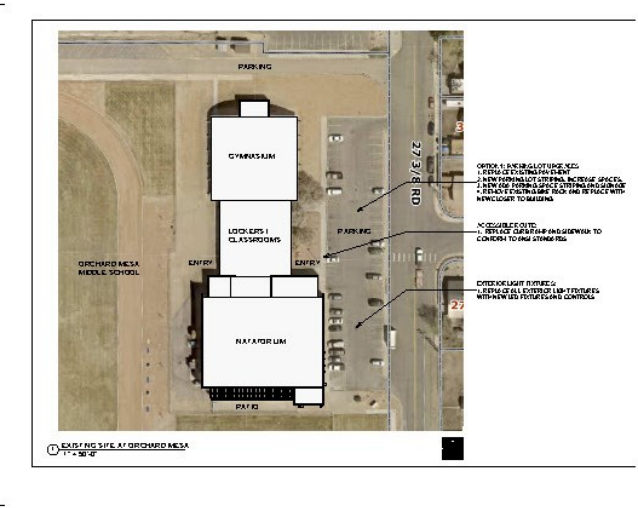
1. FIRST FLOOR PLAN
1/8" = 1'-0"



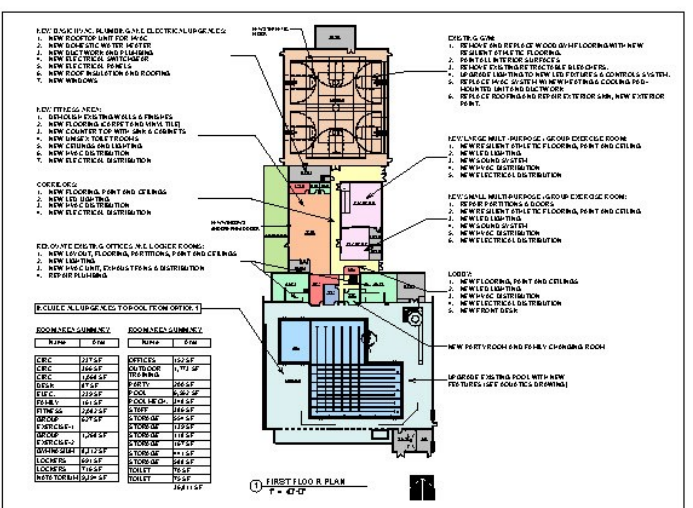
1. FIRST FLOOR PLAN
1/8" = 1'-0"



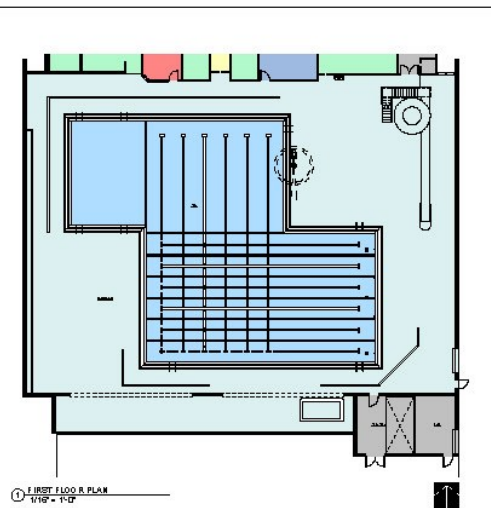
1. FIRST FLOOR PLAN
1/8" = 1'-0"



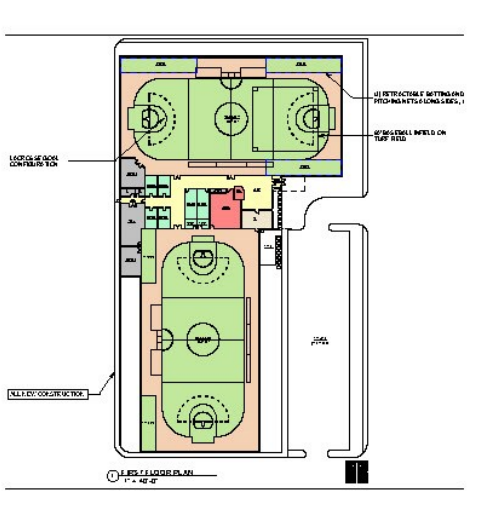
1. FIRST FLOOR PLAN
1/8" = 1'-0"



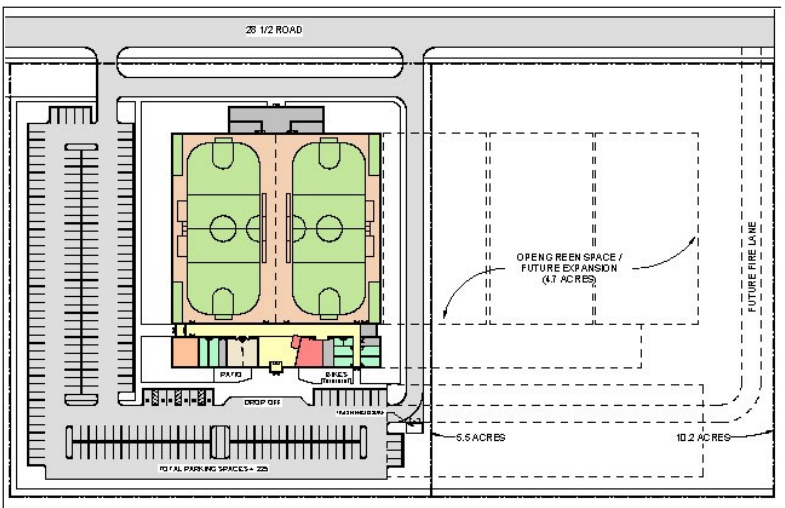
1. FIRST FLOOR PLAN
1/8" = 1'-0"



1. FIRST FLOOR PLAN
1/8" = 1'-0"



1. FIRST FLOOR PLAN
1/8" = 1'-0"



1. FIRST FLOOR PLAN
1/8" = 1'-0"

7 – Cost Summary

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

APPENDICES

PROS Consulting Market Analysis / Operations

Cummings Group Cost Estimates

Documentation of Public Process

Existing Building Assessments



Orchard Mesa Recreational Facility – Renovation Option Analysis

August 2023



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1.2 RECREATION TRENDS 1

1.3 ORCHARD MESA REDEVELOPMENT CONSIDERATIONS3

1.4 ORCHARD MESA RECREATIONAL FACILITY – RENOVATION OPTIONS..... 9

1.5 OVERALL SUMMARY 14

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 and the correlating programmatic and facility needs.

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.

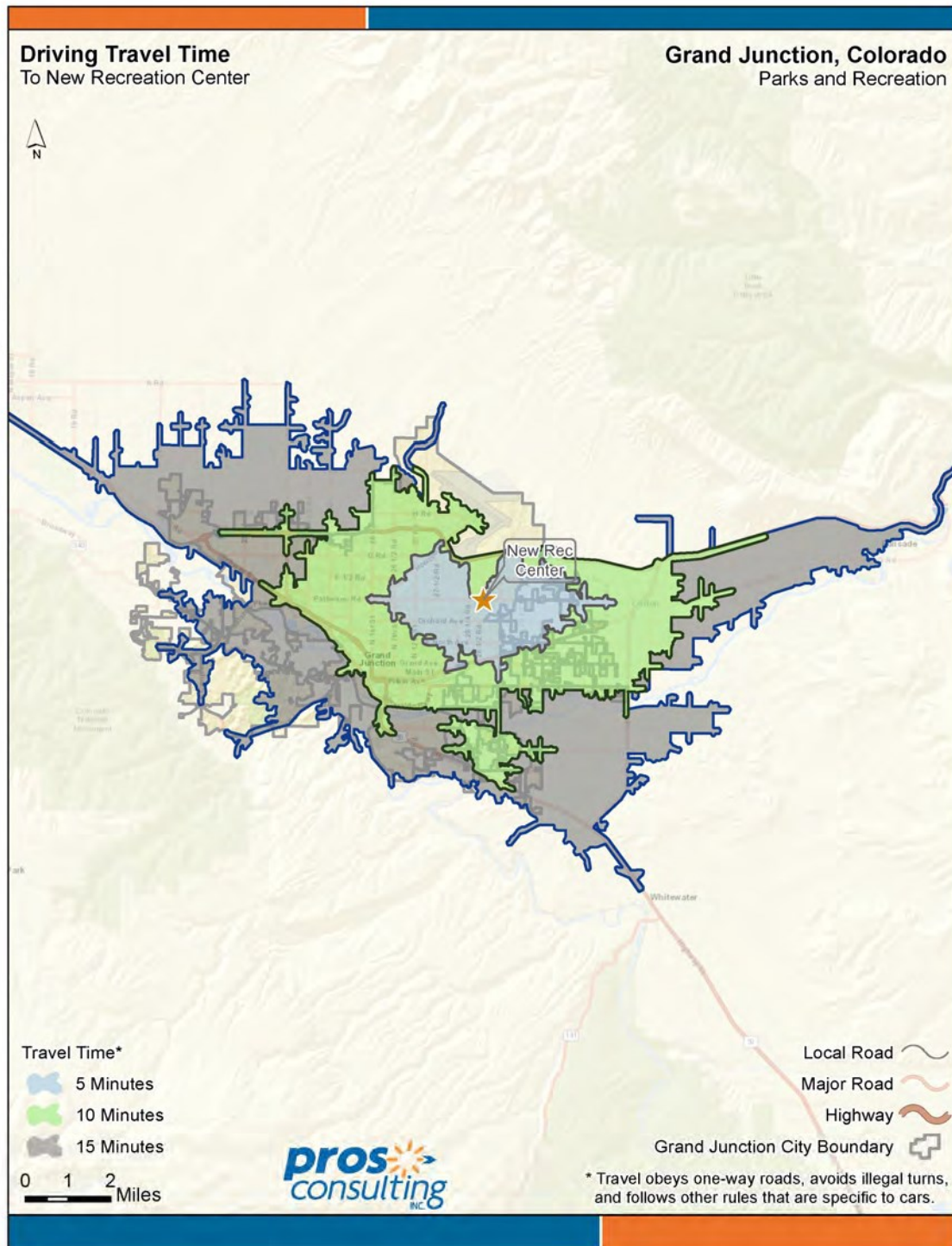
1.3.2 CRC GEOGRAPHICAL SERVICE AREA

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.

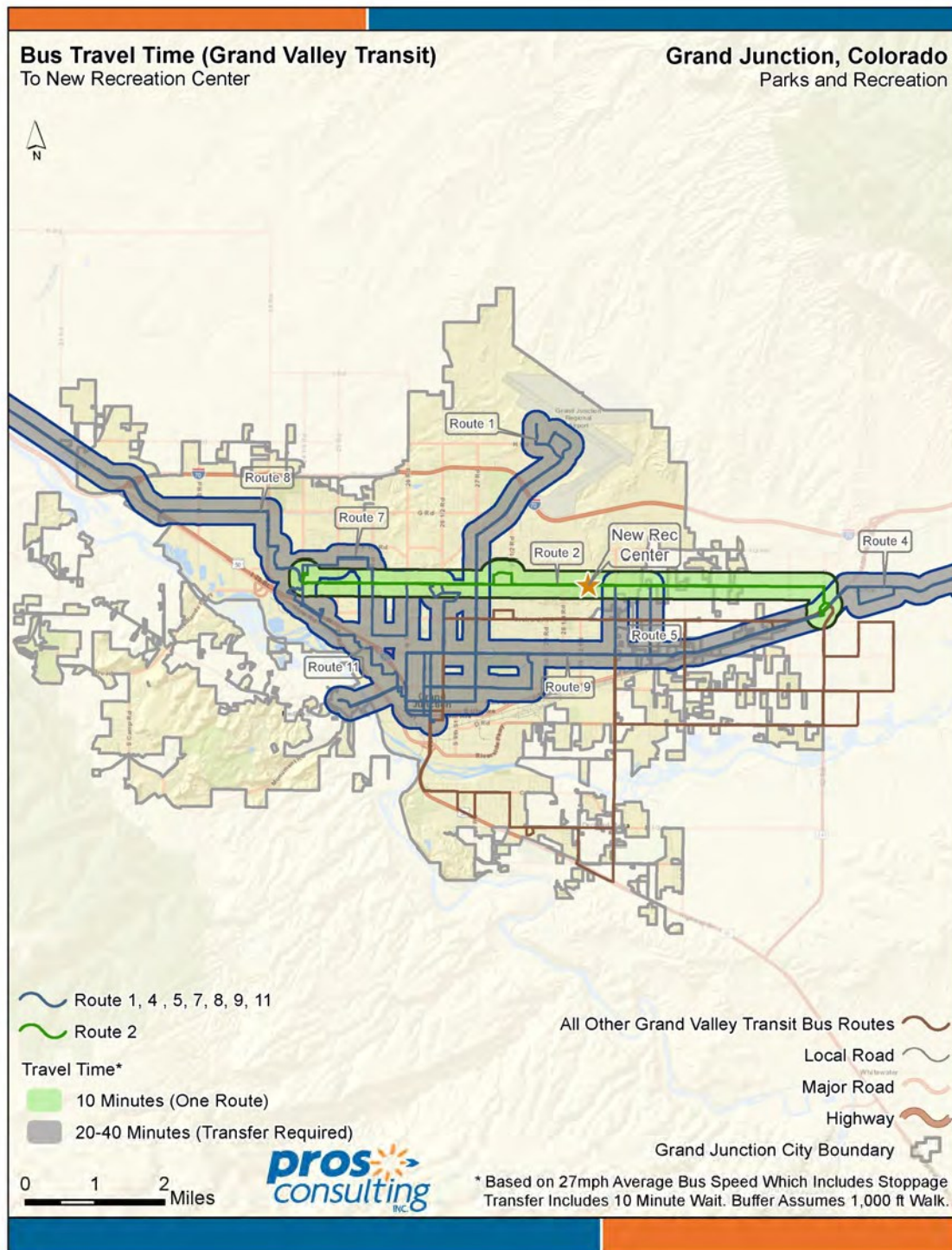
1.3.2.1 VEHICLE SERVICE AREA

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.



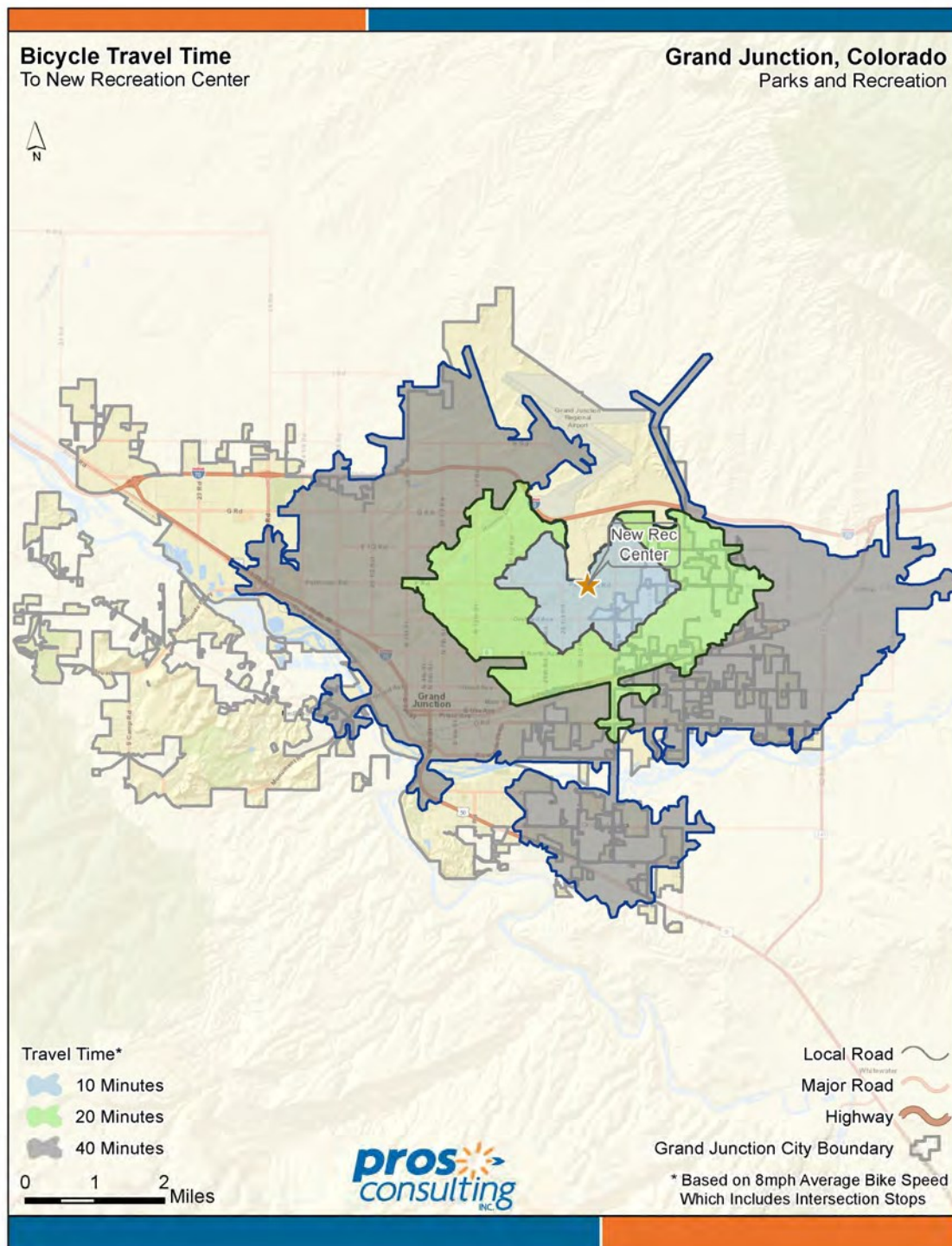
1.3.2.2 GRAND VALLEY PUBLIC TRANSIT (BUS) SERVICE AREA

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.

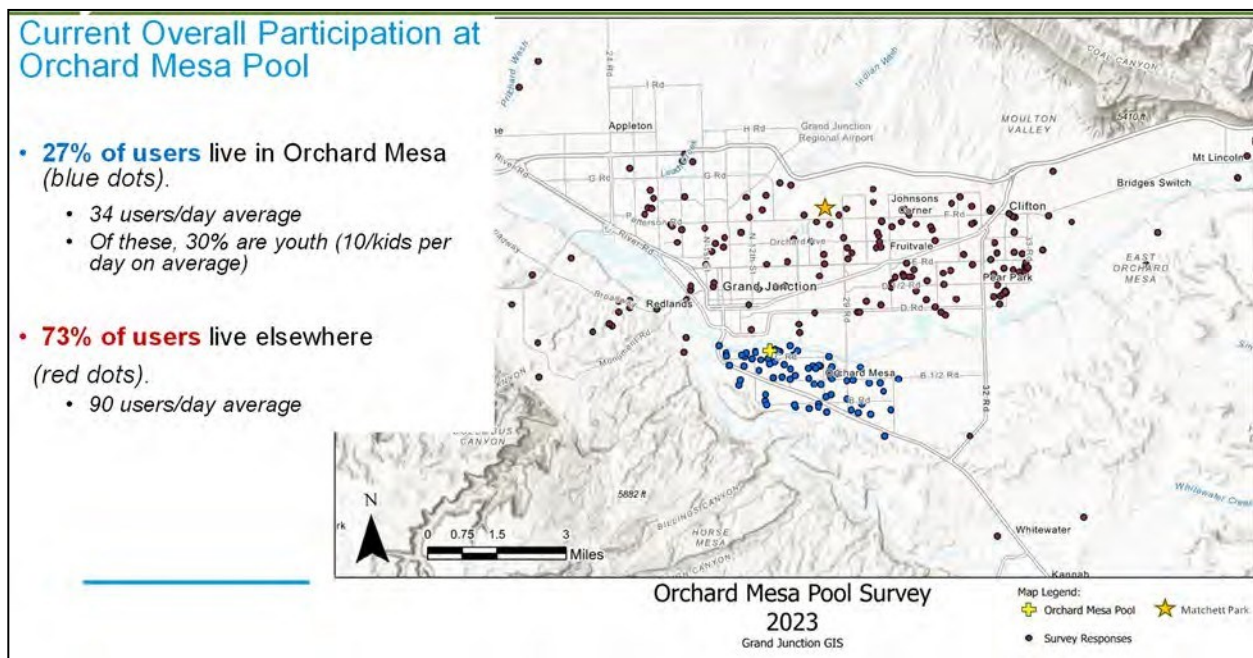


1.3.3 ORCHARD MESA CURRENT UTILIZATION

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:

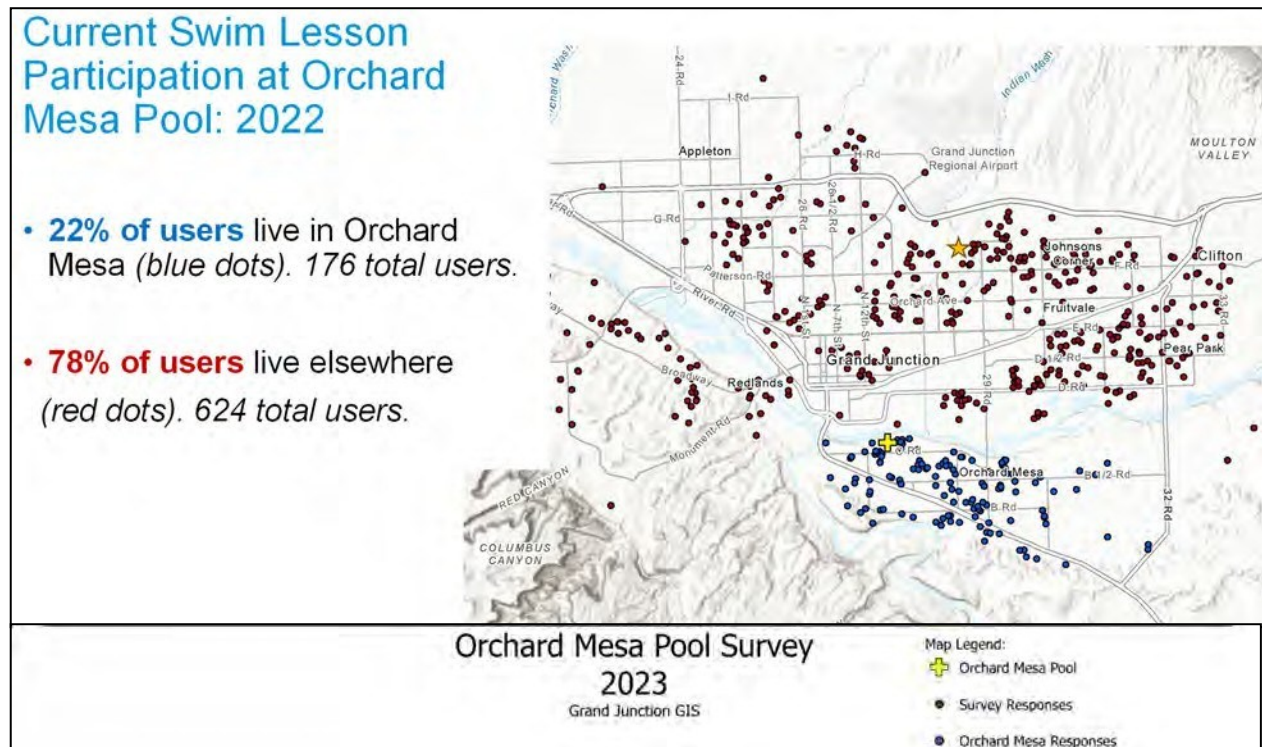
1.3.3.1 OVERALL USER PARTICIPATION

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

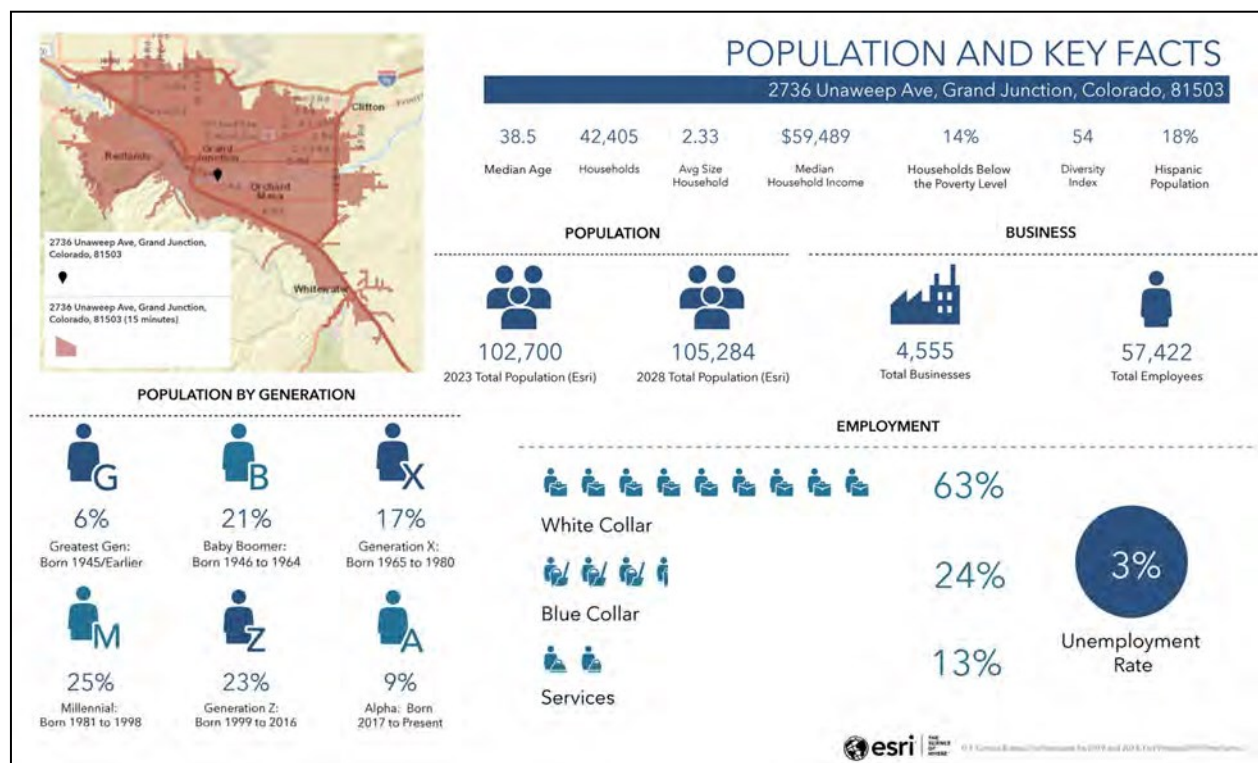
Upon completion of the community engagement process, the OLC developed five renovation options master plans for review by the community in August 2023.

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

1.4.1 RENOVATION OPTION #1 – STATUS QUO

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

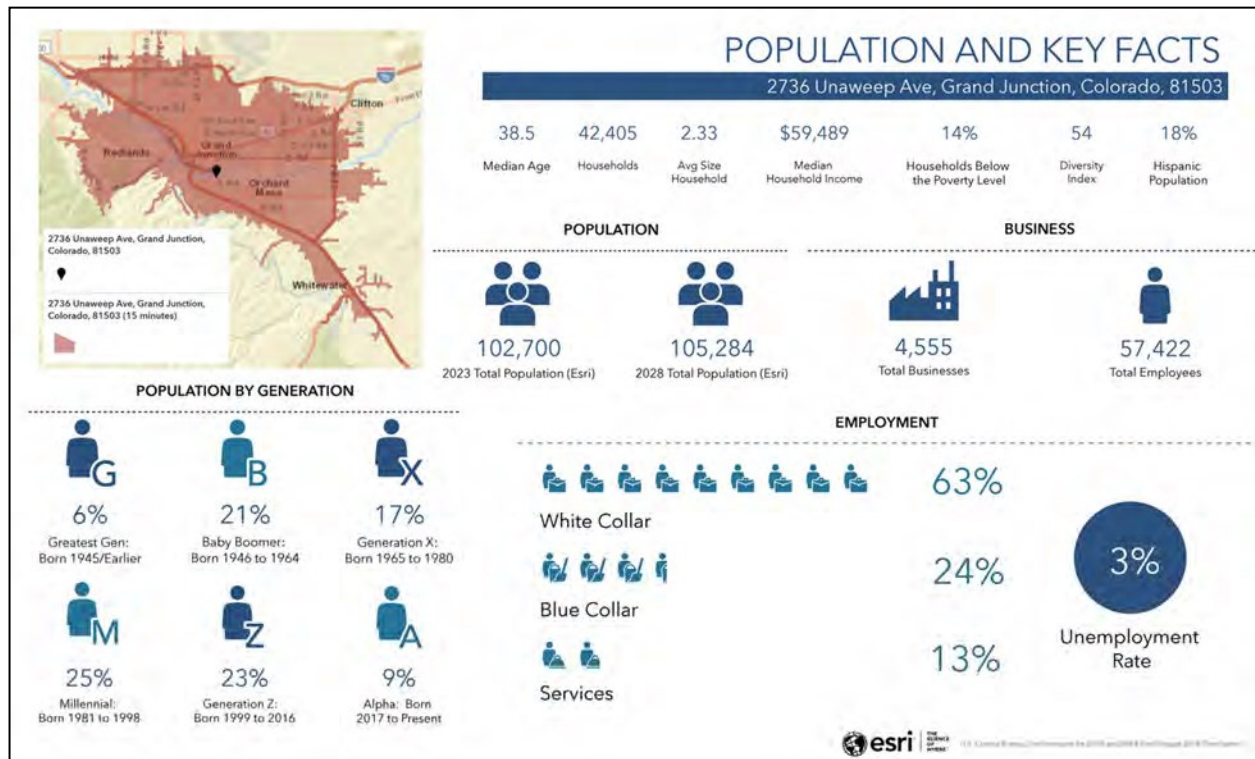
The following section summarizes the projected annual visitation and the operating financial implications for Option 1.

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

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.



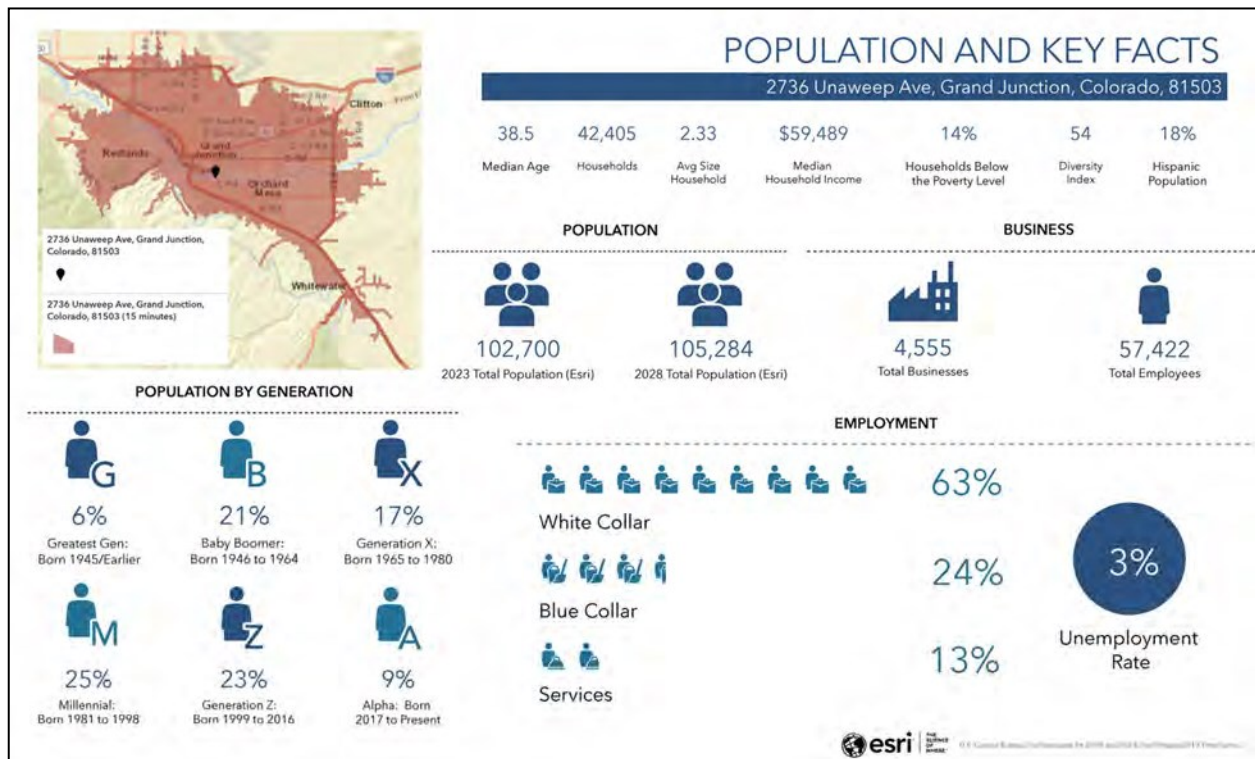
1.4.2.2 OPERATING IMPACT

The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #2.

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

1.4.3 RENOVATION OPTION #3 – FULL FACILITY RENOVATION

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

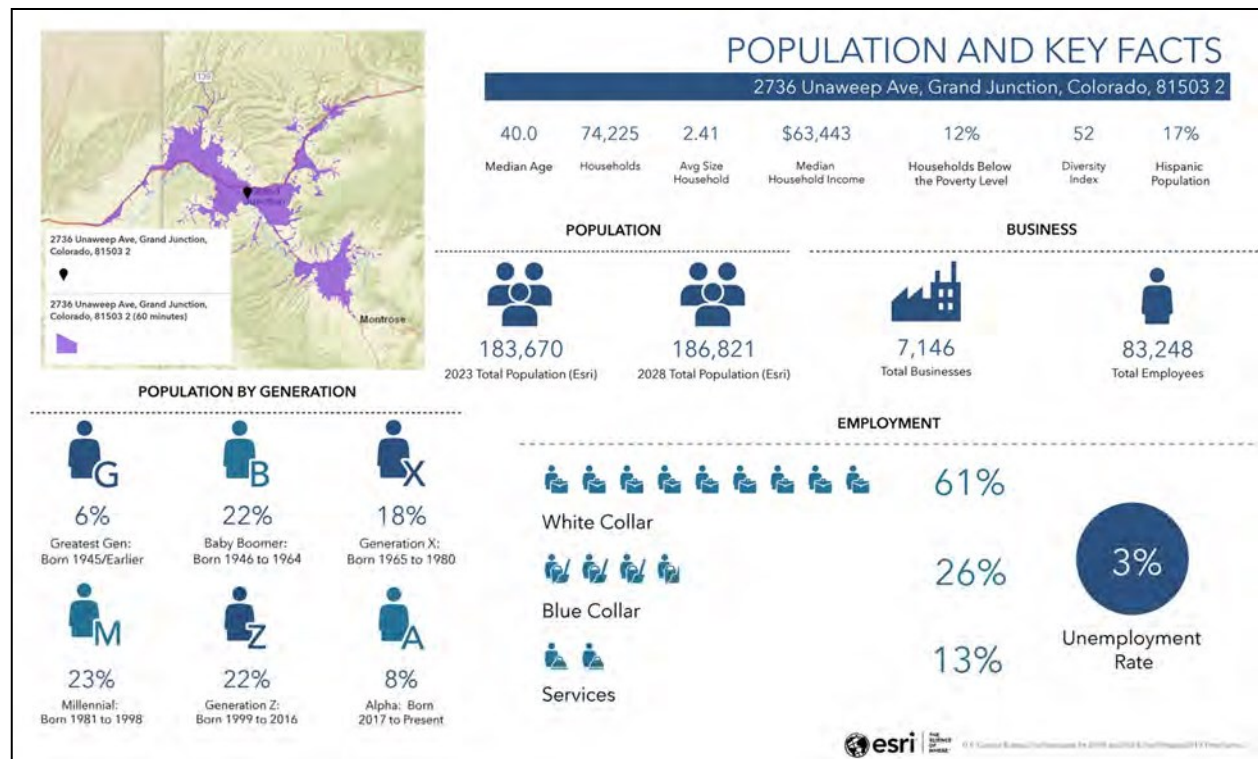
1.4.3.2 OPERATING IMPACT

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

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

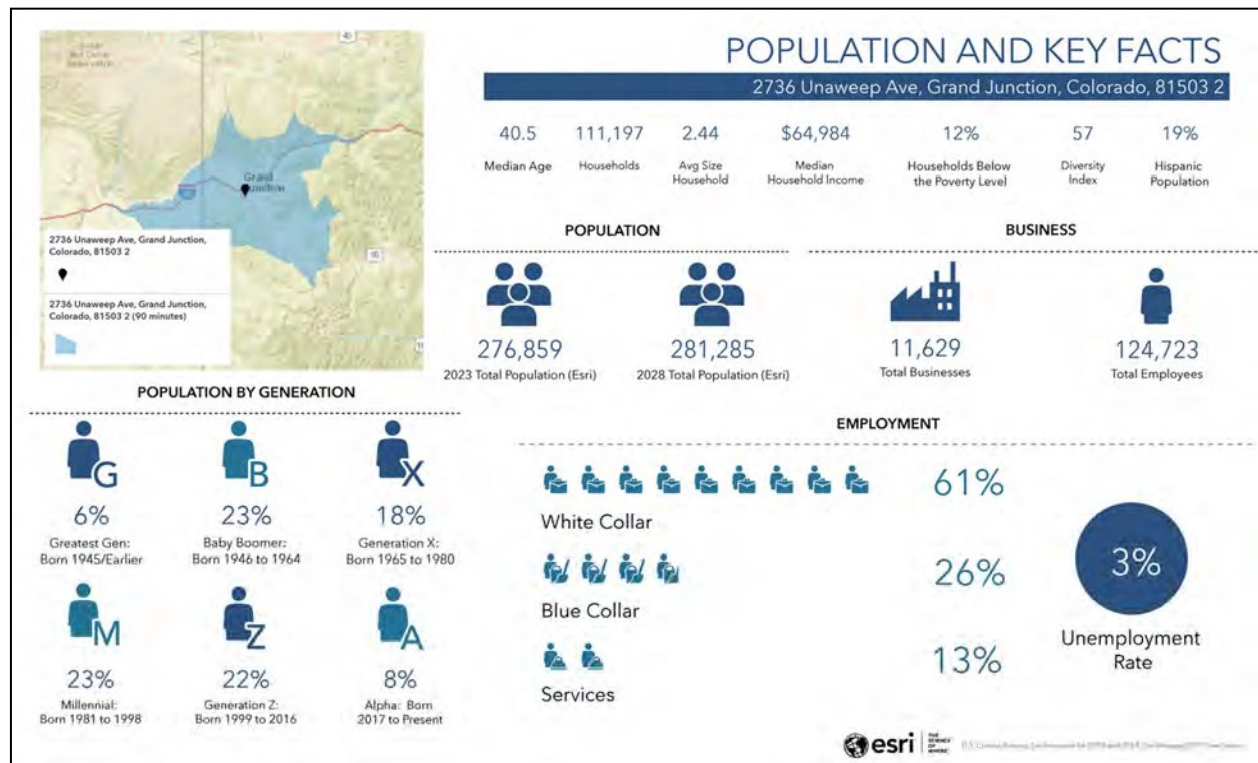
The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #4.

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

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

Orchard Mesa Pool Rev2

Feasibility Study

May 27, 2023

23-00725.00



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SUMMARY

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

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

NEW OPTION 2

NEW OPTION 3

NEW OPTION 4

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
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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

NEW OPTION 5



Total Estimated Construction Cost - Option 6	52,018	\$505.93	\$26,317,283
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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
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SUMMARY MATRIX - RENOVATION OPTIONS

Element	Option 1 35,786 SF		Option 2 38,558 SF		Option 3 38,464 SF		Option 4 39,152 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	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	NEW WAVE POOL, L. POOL	
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

SUMMARY MATRIX - NEW-BUILD OPTIONS

Element	Option 5 45,345 SF		Option 6 52,018 SF		Option 7 66,827 SF	
	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

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

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				
2 Site Works / Demolition	1,268	sf		
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				
2 Site Works / Demolition	1,818	sf		
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

Orchard Mesa Pool Rev2Grand Junction, CO
Feasibility StudyProject # 23-00725.00
05/27/23**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
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Desk	NA
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Total - Desk

Lobby				
9 Finishes				
Minor finish upgrade / tie-in, allowance	414	sf	\$15.00	\$6,210

Total - Lobby	\$6,210
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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
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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
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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

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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

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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
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Total Area: 35,786 SF

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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

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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 new 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

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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

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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

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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 floatables				
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

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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

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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

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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**

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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**

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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
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Total Area: 38,464 SF

Orchard Mesa Pool Rev2

Grand Junction, CO

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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				
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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

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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 new 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

Orchard Mesa Pool Rev2

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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

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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

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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	1	ls	\$3,750,000.00	\$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)				
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

Orchard Mesa Pool Rev2

Grand Junction, CO

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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	
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

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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
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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
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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
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

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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

Orchard Mesa Pool Rev2Grand Junction, CO
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05/27/23**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
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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
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Lounge				NA
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Total - Lounge				
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

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05/27/23

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

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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 new 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

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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
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Total - Music Room

Natatorium				NA
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Total - Natatorium

Office				NA
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Total - Office

Pool				NA
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Total - Pool

Pool Mechanical				NA
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Total - Pool Mechanical

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
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Pool Storage / Mechanical				NA
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Total - Pool Storage / Mechanical

Spa				NA
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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
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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

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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
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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
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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
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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

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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 & MoistureProtection				
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

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05/27/23**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
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Total - Party

Orchard Mesa Pool Rev2Grand Junction, CO
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05/27/23**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

Orchard Mesa Pool Rev2

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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
3 Doors & Windows				
New Doors	722	sf	\$3.00	\$2,166
3 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 new 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

Orchard Mesa Pool Rev2

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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				
				<i>Assume No Work Required</i>
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				
Interior Doors				<i>Assume Not Required</i>
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				
<i>Assume Not Required</i>				
Total - Furnishings				
13 Special Construction				
<i>No Work Required</i>				
Total - Special Construction				
14 Conveying				
<i>No Work Required</i>				
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				
				<i>Assume No Work Required</i>
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				
Interior Doors				<i>Assume Not Required</i>
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				<i>Assume Not Required</i>
Total - Furnishings				
13 Special Construction				<i>No Work Required</i>
Total - Special Construction				
14 Conveying				<i>No Work Required</i>
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
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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
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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
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4 Masonry

Assume No Work Required

Total - Masonry				
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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				<i>Assume Not Required</i>
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
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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
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11 Equipment

Gymnasium Equipment, allow \$150,000	1	ls	\$150,000.00	\$150,000
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Total - Equipment				\$150,000
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12 Furnishings

Assume Not Required

Total - Furnishings				
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13 Special Construction

No Work Required

Total - Special Construction				
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14 Conveying

No Work Required

Total - Conveying				
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15 Mechanical

Plumbing/Mechanical Systems	66,827	sf	\$65.00	\$4,343,755
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Total - Mechanical				\$4,343,755
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

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
		2,982,986	
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

Natatorium,
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

SAVINGS =
694,424

\$1,364,542
\$1,600,000
\$18,444

TOTAL ESTIMATED CONSTRUCTION COST

\$23,088,157

\$458.47

\$(1,091,325)

Total Area:

50,359 SF

\$21,996,832 BASIC POOL MOD.

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

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

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

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" features to lap pool including Aqua Zip'n, volleyball, basketball, log roll, and floatables				
Add "major" features to lap pool including climbing wall, NinjaCross, diving board and stand				
Insall new concrete stairs and underwater bench in existing lap pool				

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

DETAIL ELEMENTS - OPTION 4 - NEW

Element	Quantity	Unit	Unit Cost	Total
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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 \$8,7

Total - Pool Mechanical**\$18,444**

Documentation of Public Process

WORKSHOP #1

MEETING NOTES #1

Date: June 5, 2023
To: Ken Sherbenou / City of Grand Junction
Cc: Emily Krause / City of Grand Junction
From: Brian Beckler / OLC
Project: Orchard Mesa Recreational Facility
Reference: Recreation Staff, 2pm – 3:30pm

Total Pages: 1
Email: X
X
Project #: 22049

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.

MEETING NOTES #2

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

Total Pages: 1
Email: X
X
Project #: 22049

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

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

Total Pages: 1
Email: X
X
Project #: 22049

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

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

Total Pages: 1
Email: X
X
Project #: 22049

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 tenable) 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 users 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!

MEETING NOTES #5

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

Total Pages: 1
Email: X
X
Project #: 22049

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

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

Total Pages: 1
Email: X
X
Project #: 22049

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



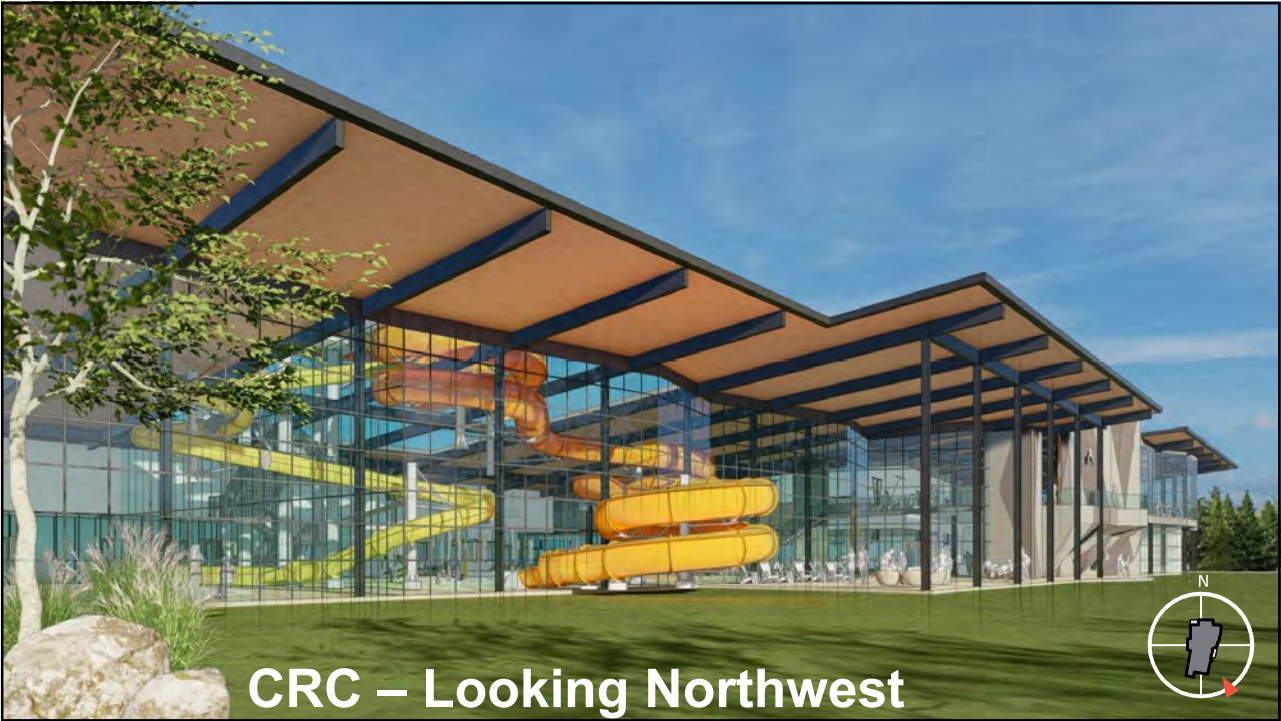


Orchard Mesa Recreational Facility

City Council
Workshop June 5,
2023



1



2

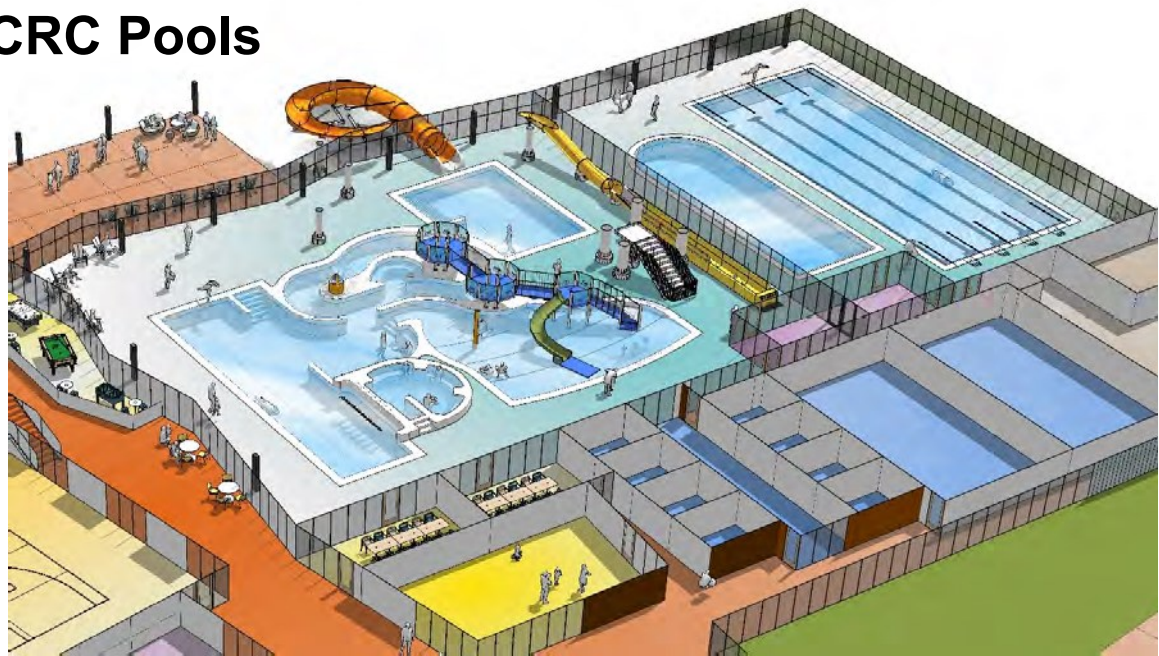


3



4

CRC Pools



5



Grand Junction CRC Aquatic Spaces

6

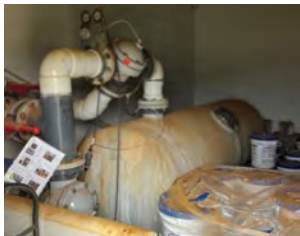
Key Considerations

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 owns facility & land and pays utilities



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




8

Key Considerations

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

Value of land after demo = \$240,000

RESTRICTED APPRAISAL REPORT
2736 Unaweap Ave - Land only
Grand Junction, Colorado



Effective Date of Valuation: August 12, 2022
Date of the Report: August 16, 2022
Prepared For: Edna Muel School District 91
File Number: 20220811

Prepared by:
Nelson & Associates, Inc.
2784 Congress Drive, Suite 218
P.O. Box 446
Grand Junction, Colorado 81502-0446

GRE
Grand Remediation Experts

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

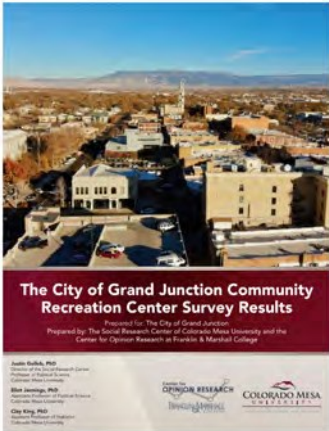
August 5, 2022

Activity Description	Area/ Quantity	Units	Unit Cost	Total Cost
TASK 1				
Demolition of asbestos-containing asbestos ceiling tiles, asbestos-containing floor tiles, asbestos-containing wall tiles, and asbestos-containing pipe insulation	1 Floor	S	15,000	\$ 15,000
TASK 2				
Asbestos Remediation Operations				
Building Exterior	Material Description	Units	Unit Cost	Total Cost
Chloride	17'x33' 1/2" PVC-ACF Floor Tiles with ACM Matrix on Ceiling	4,870 sq	\$ 30	\$ 146,100
Gym Floor	9'x9' ACF Floor Tiles with ACM Matrix on Ceiling	2,18 sq	\$ 13	\$ 2,834
Chloride	4'x8' Floor Tiles with ACM Matrix on Ceiling	1,100 sq	\$ 10	\$ 11,000
Chloride	1'x1' 1/2" Non-ACF Floor Tiles with ACM Matrix on Ceiling	220 sq	\$ 48	\$ 10,560
Other Hazardous Materials Removal (soils, debris, asbestos, etc.)				
1 Event		\$	10,000	\$ 10,000
1 Event		\$	25,000	\$ 25,000
1 Event		\$	35,000	\$ 35,000
1 Event		\$	2,500	\$ 2,500
TASK 2 Subtotal \$ 364,825				
ESTIMATED TOTAL REMEDIATION COSTS \$ 379,825				

9

Key Considerations

Public feedback driving planning



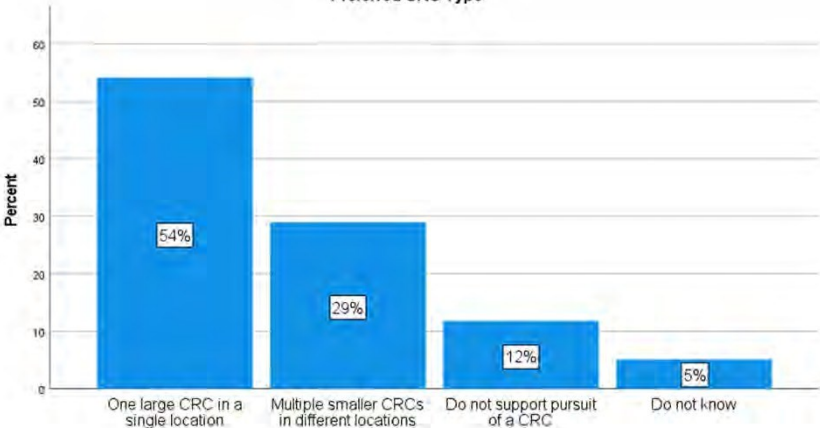
The City of Grand Junction Community Recreation Center Survey Results
Prepared by: The Social Research Center of Colorado Mesa University and the Center for Opinion Research at Franklin & Marshall College

Justin Bailey, PhD
Director of the Social Research Center
Professor of Political Science
Colorado Mesa University

Blair Jennings, PhD
Associate Professor of Political Science
Colorado Mesa University

City of Grand Junction
Community Center Planning
Colorado Mesa University

Preferred CRC Type




Preferred CRC Type	Percent
One large CRC in a single location	54%
Multiple smaller CRCs in different locations	29%
Do not support pursuit of a CRC	12%
Do not know	5%

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


Potential Breaks Causing Closure:

- 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

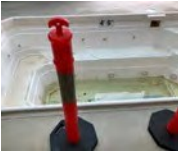
High Subsidy, likely to increase with CRC open




EXISTING POOL FILTER



EXISTING POOL HEATER



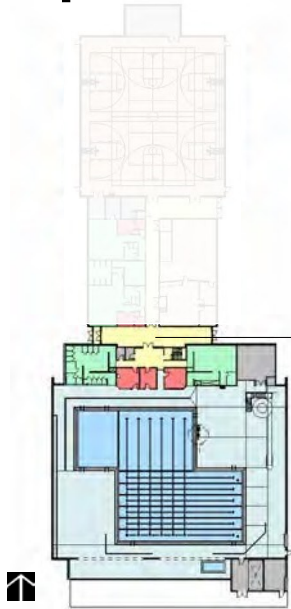
EXISTING SPA



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




NEW HVAC




NEW POOL HEATER




NEW ELECTRICAL




LOG ROLLING



BASKETBALL



AQUA ZIP'N



VOLLEYBALL

14

Option 3: Full Facility Reno

Convert to Fitness

Renovate Gym

Convert to Group Exercise

Renovate Admin & Lockers

Renovate Pool

Cost = \$12.6M - \$13.5M

Subsidy = Medium Subsidy



FLOATABLE TOYS



SPLASH PAD



NINJACROSS



AQUACLIMB

15

Option 4: Conversion to Turf Fields

Demo Existing / Convert to Group Exercise

Convert Gym to Turf

Demo Existing / Convert to Fitness

Renovate Admin & Lockers

Fill in Pool / Convert to Turf

COST = \$14M - \$15M

Subsidy = Low Subsidy



NUMEROUS ACTIVITIES



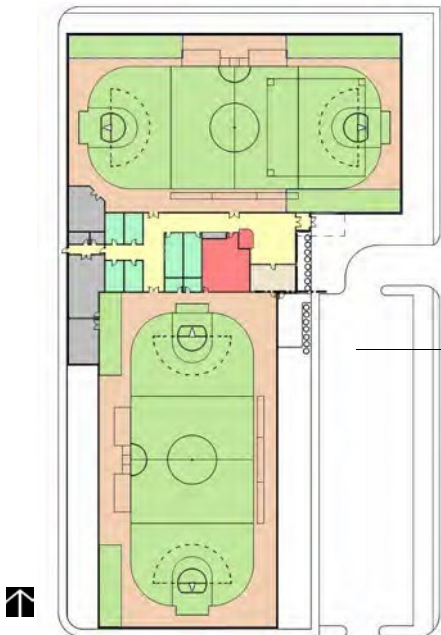
YOUTH & ADULT TEAM SPORTS



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



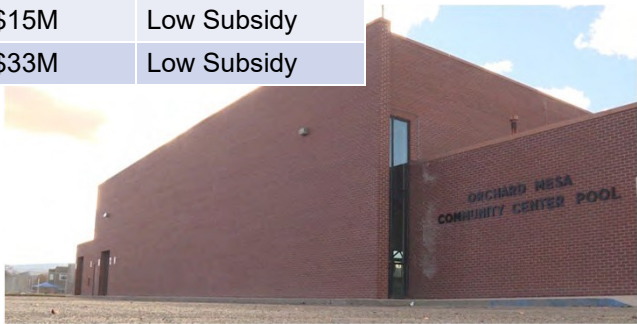
FULL-SIZED FIELDS FOR TEAM SPORTS



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



18



Questions and Answers

Thank you!





19

20

WORKSHOP #2

MEETING NOTES #1

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

Total Pages: 1
Email: X
X
Project #: 22049

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?

MEETING NOTES #2

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

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

Total Pages: 1
Email: X
X
Project #: 22049

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?

MEETING NOTES #3

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

Total Pages: 1
Email: X
X
Project #: 22049

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.

MEETING NOTES #4

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

Total Pages: 1
Email: X
X
Project #: 22049

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?

MEETING NOTES #5

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

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

Total Pages: 1
Email: X
X
Project #: 22049

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?

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.



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

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

JANET MAGOON

amenities or neighborhood offerings and there are some very detailed maps and videos on these websites.

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.

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	

MEETING NOTES #6

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

Total Pages: 1
Email: X
X
Project #: 22049

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





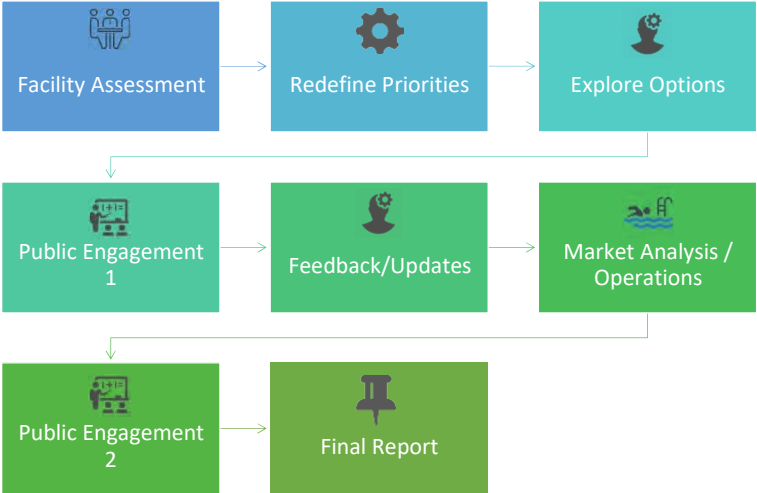
ORCHARD MESA RECREATIONAL FACILITY

Community Engagement: Preliminary Plan

August 14 - 15, 2023






1



```
graph TD; A[Facility Assessment] --> B[Redefine Priorities]; B --> C[Explore Options]; C --> D[Public Engagement 1]; D --> E[Feedback/Updates]; E --> F[Market Analysis / Operations]; F --> G[Public Engagement 2]; G --> H[Final Report];
```

Providing Options and Information



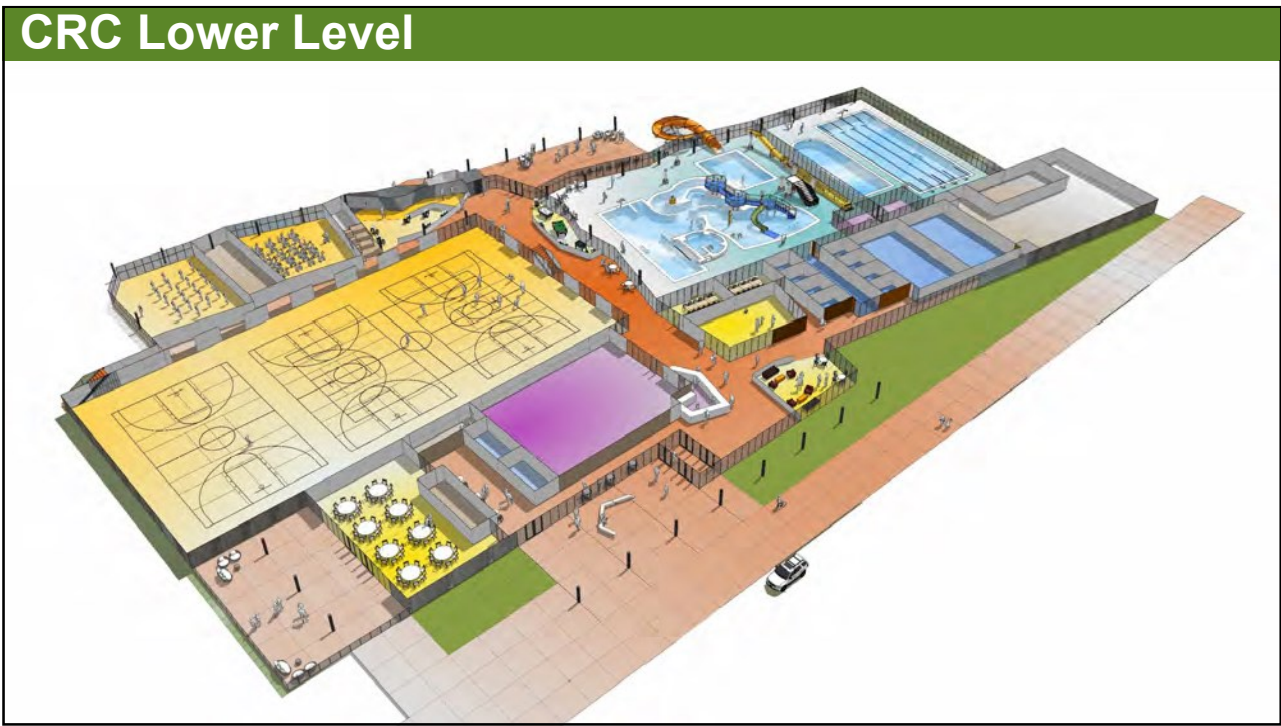
2



3



4



5



6



CRC BUDGET: \$35 MILLION ON AQUATICS

LAP POOL

WHIRLPOOL SPA

WELLNESS POOL

LEISURE POOL


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

RESTRICTED APPRAISAL REPORT
2736 Unaweep Ave. - Land only
Grand Junction, Colorado

Hazardous Materials Remediation Budget Orchard Mesa Middle School Pool, Gym, & Music Building Grand Junction, Colorado					August 3, 2022
Activity Description		Area/Quantity	Units	Unit Cost	Total Cost
TASK 1		Asbestos Abatement (Removal, Analysis, Enclosure, Demolition, Repairs, Containment, Decontamination, and Abatement Costs - Asbestos)			
			1 Foot	15,000	15,000
		Task 1 Subtotal			
					15,000
TASK 2		Asbestos Remediation Operations			
Building Location	Material Description	Area/Quantity	Units	Unit Cost	Total Cost
Center/Shop	17,712 sq ft of Floor Tiles with ACM tiles on concrete	4,870 sq ft	1 sq ft	30	145,100
Open/Shop	Open ACM Floor Tiles with ACM Material on concrete	2,18 sq ft	1 sq ft	11	8,225
Open/Shop	Asbestos Pipe Fitting	400 lb	1 lb	30	12,000
Open/Shop	Open/Shop	150 sq ft	1 sq ft	100	15,000
Open/Shop	17,712 sq ft of Floor Tiles with ACM Material on concrete	220 sq ft	1 sq ft	30	6,600
Other Hazardous Materials Removal (Soils, Solids, liquids, gases, etc.)		1 Event		10,000	10,000
Unpermitted Discovery Contingency Fee		1 Event		25,000	25,000
Project Management/Closeout/As Monitoring		1 Event		15,000	15,000
Demolition Permitting		1 Event		2,500	2,500
		Task 2 Subtotal			
					364,825
ESTIMATED TOTAL REMEDIATION COSTS \$ 379,825					



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



10

Key Considerations

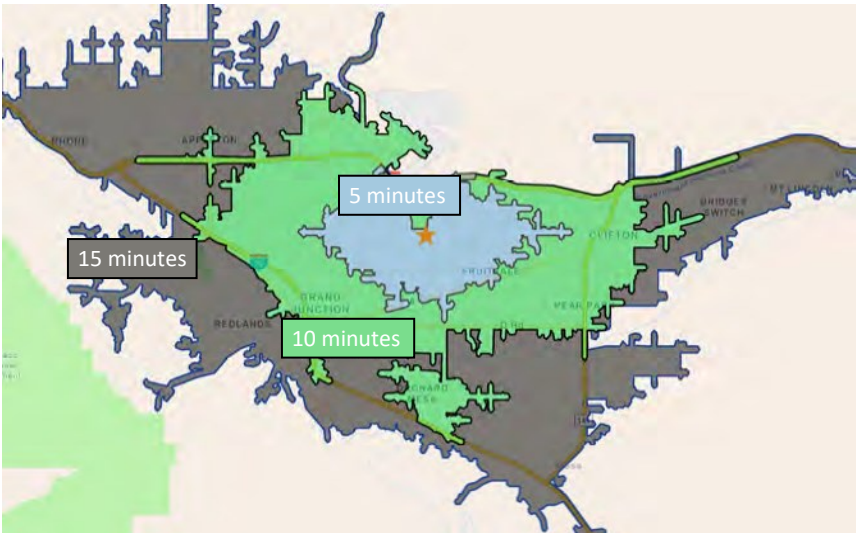
Level of Service in Average Users per Day:

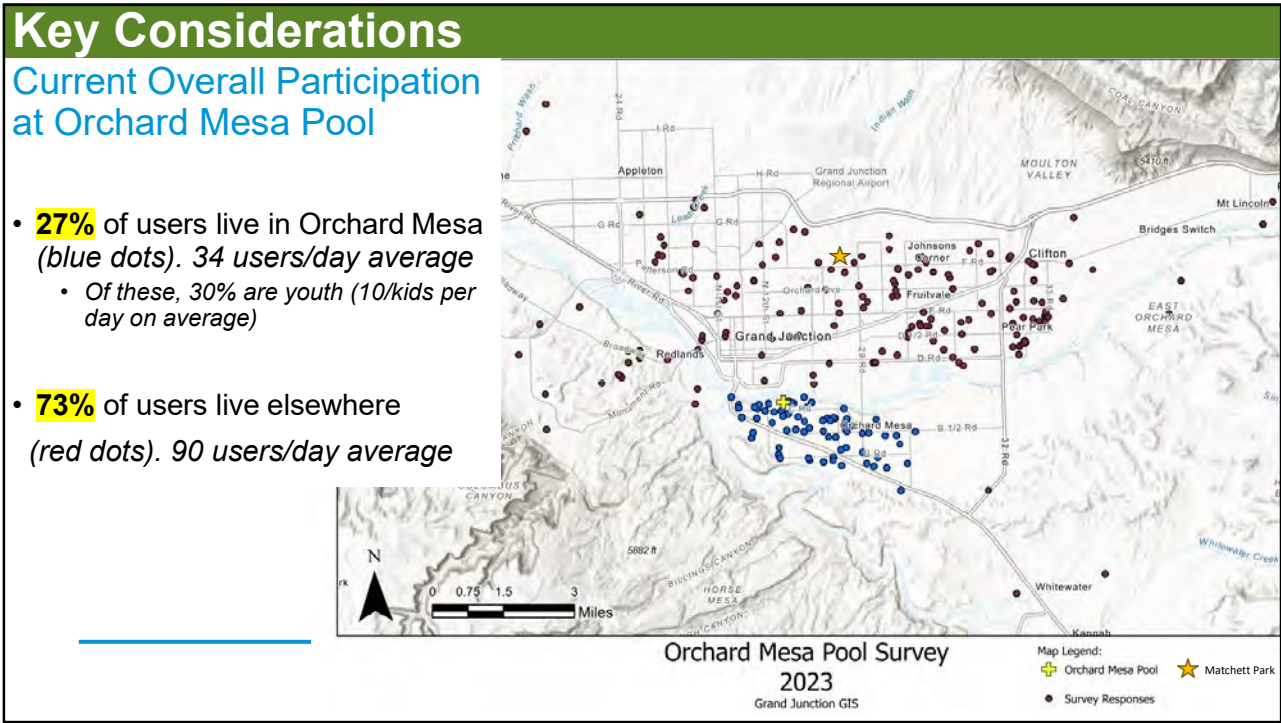
- Orchard Mesa Pool:
 - 2022: 146
 - 2021: 101
 - Two Year Average: 124
- Community Rec. Center:
 - 1,100 Projected



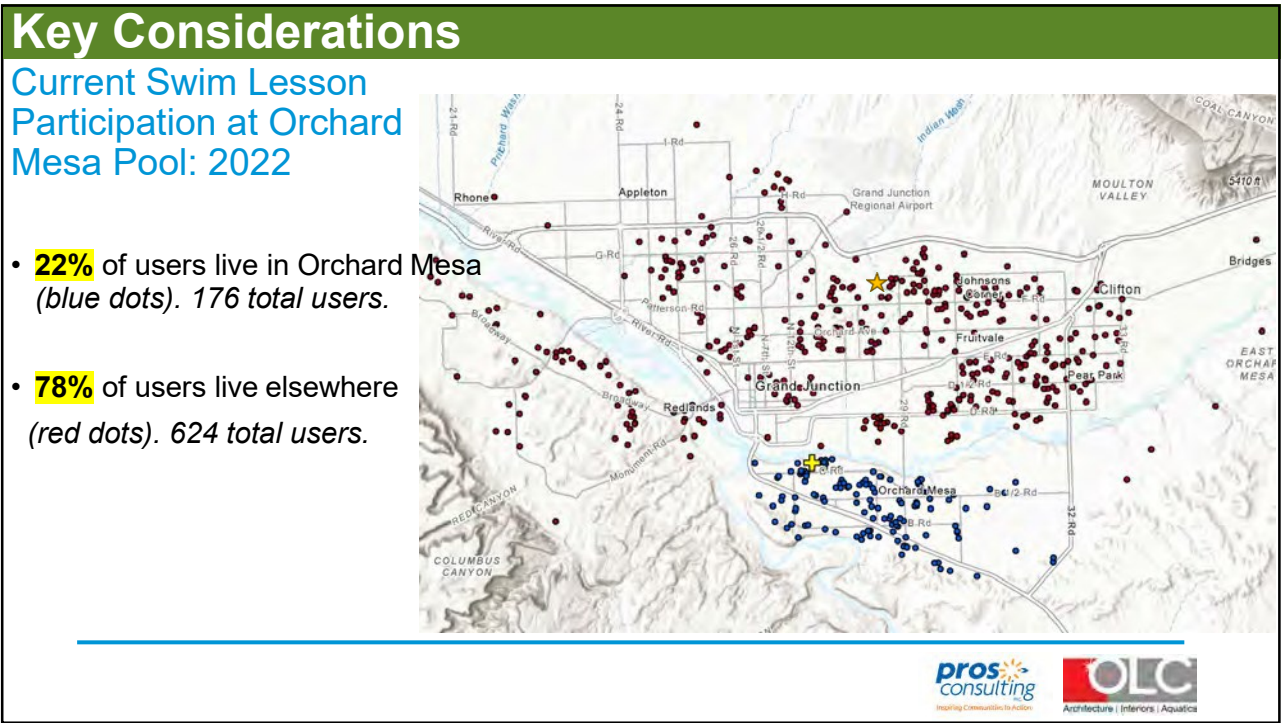
Key Considerations

Drive Times to New CRC:

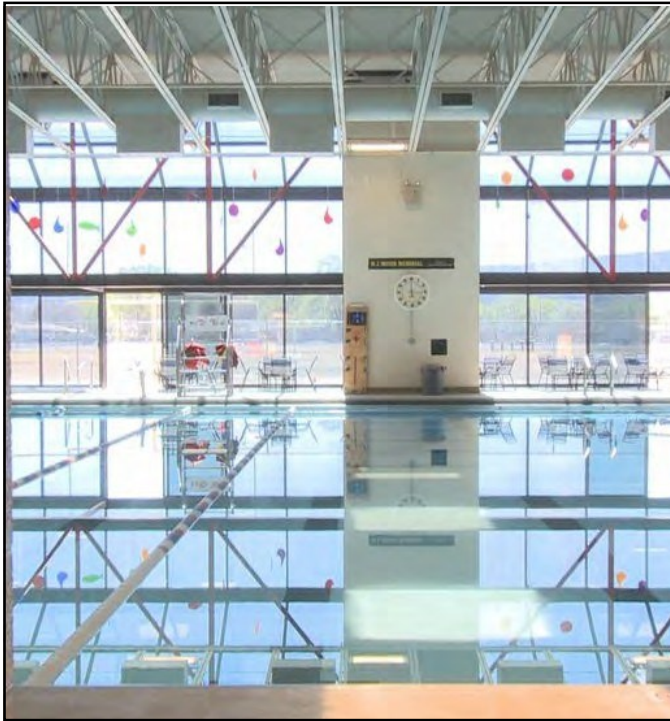




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ORCHARD
MESA
RECREATIONAL
FACILITY

Community Engagement – Phase I

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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






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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



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

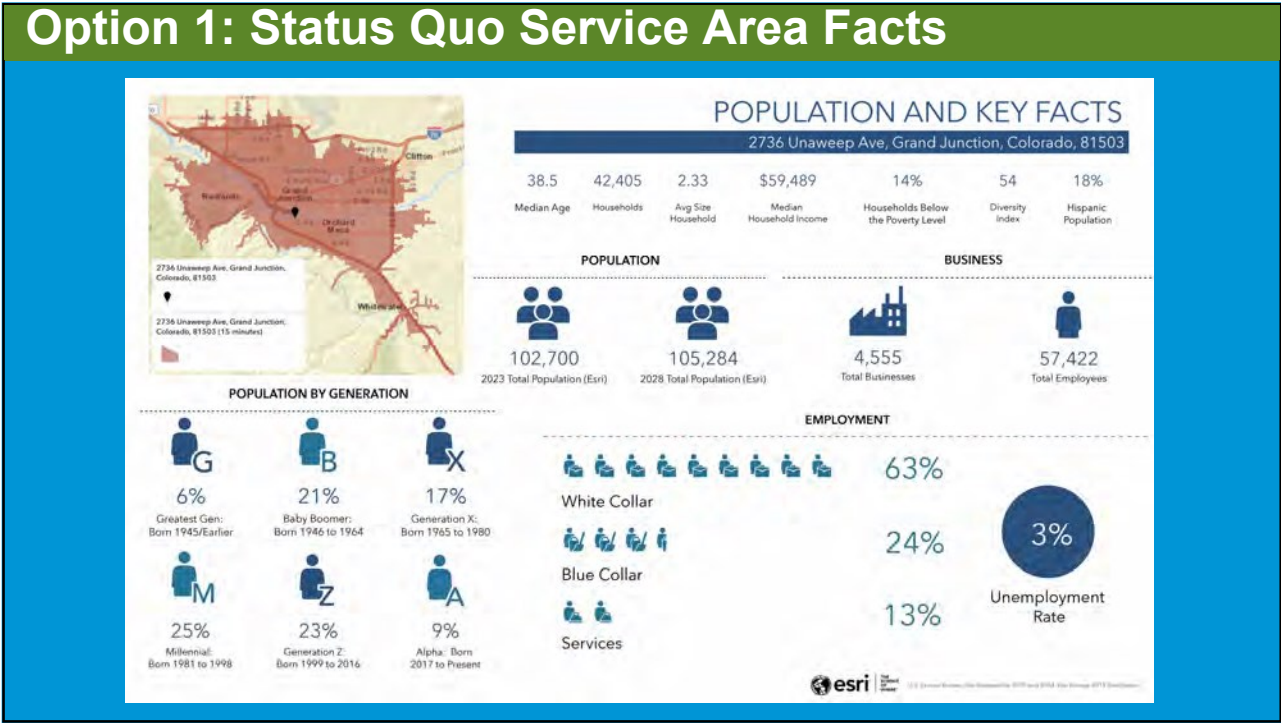


EXISTING SPA

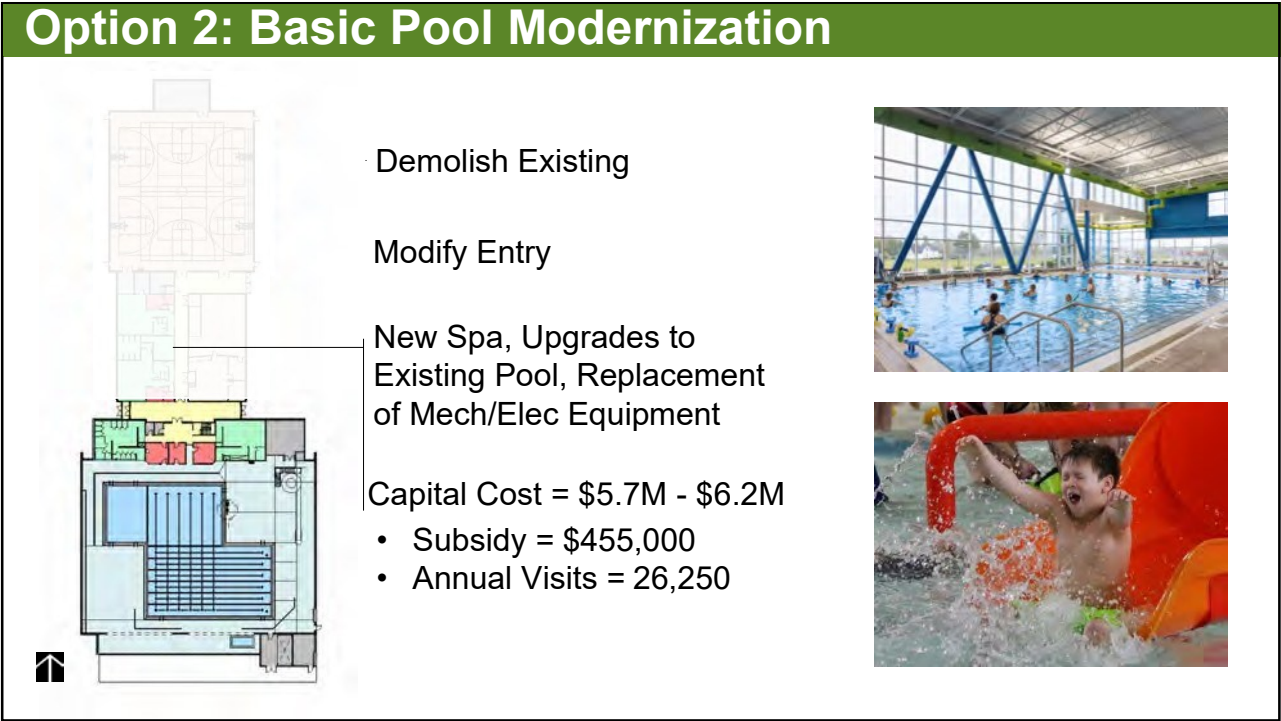


EXISTING PLUMBING SYSTEM

20









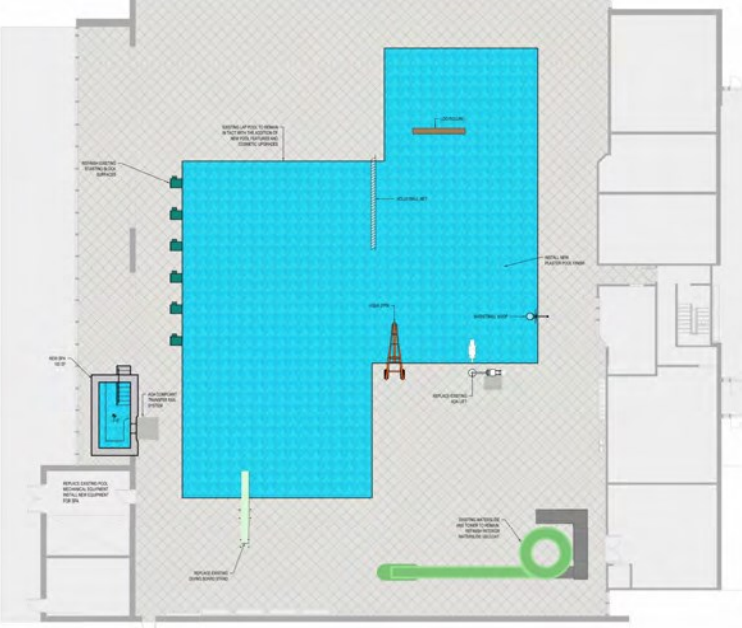


21




22

Option 2: Basic Pool Modernization



23





Option 2: Basic Pool Mod. 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		BUSINESS	
 102,700 2023 Total Population (Esri)	 105,284 2028 Total Population (Esri)	 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

 White Collar	63%
 Blue Collar	24%
 Services	13%



3%
Unemployment Rate




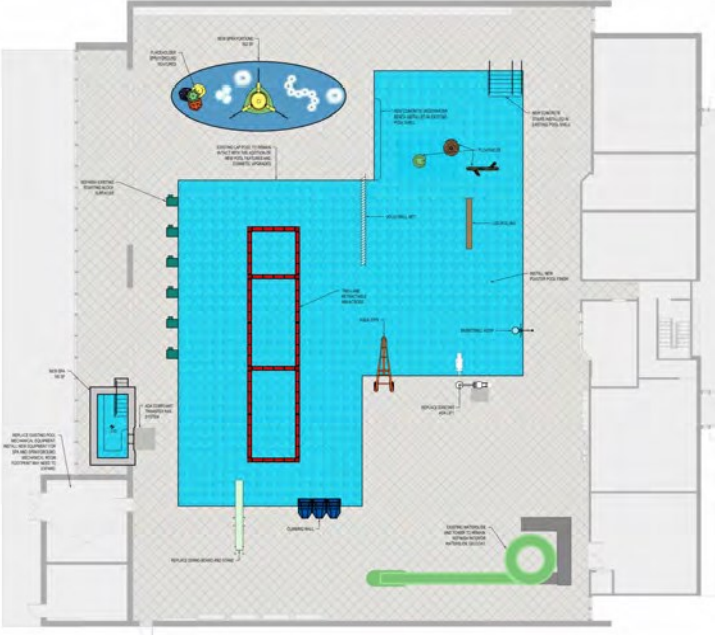
24

OLC
Architecture | Interiors | Aquatics


25

26


Option 3: Full Facility Renovation




FLOATABLE TOYS



SPLASH PAD




NINJACROSS



AQUACLIMB

27

Option 3: Full Facility Reno. Service Area Facts



2736 Unaweep Ave, Grand Junction, Colorado, 81503



2736 Unaweep Ave, Grand Junction, Colorado, 81503 (15 minutes)

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
--	--

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EMPLOYMENT

 White Collar 63%	 3% Unemployment Rate
 Blue Collar 24%	
 Services 13%	



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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



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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



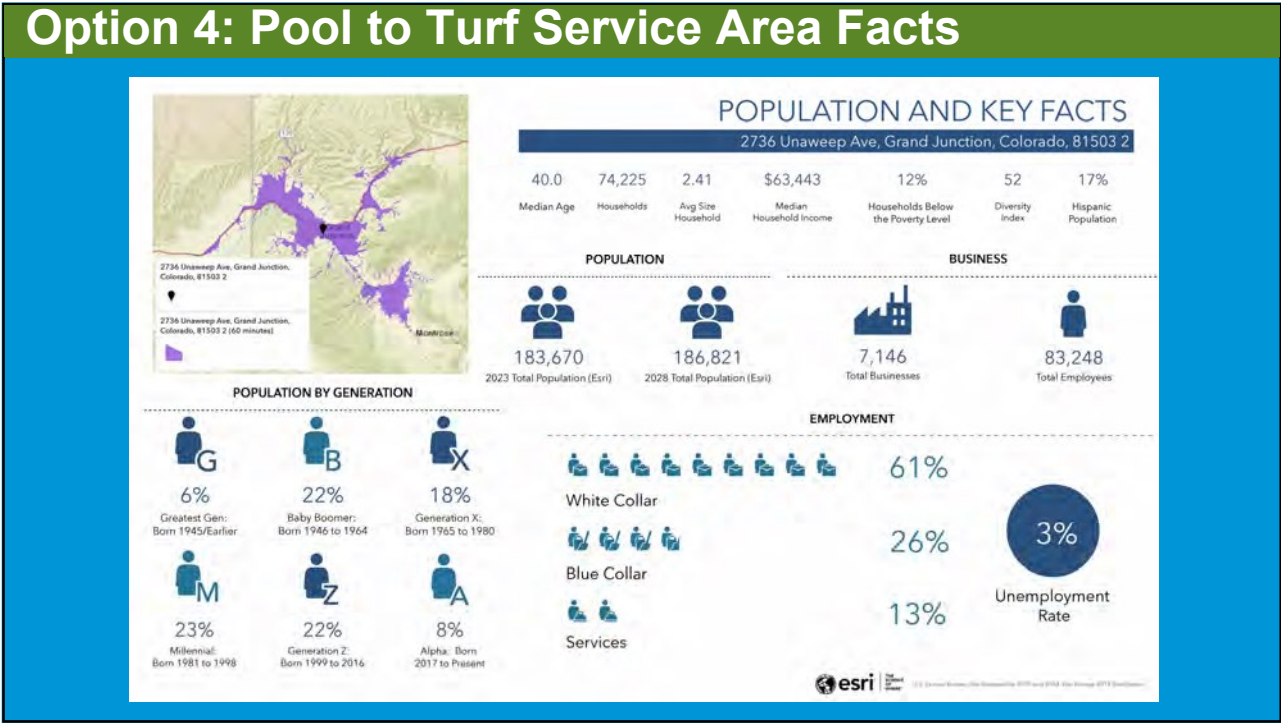
NUMEROUS ACTIVITIES



TRAINING, CAMPS, EVENTS

30

15

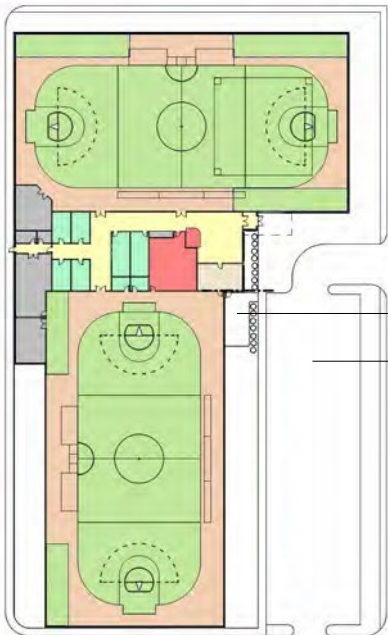


31



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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 & TOURNEMENTS

33

Option 5: New Fieldhouse Service Area Facts





2736 Unaweep Ave, Grand Junction, Colorado, 81503 2

2736 Unaweep Ave, Grand Junction, Colorado, 81503 2 (10 minutes)



POPULATION AND KEY FACTS

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)
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

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

 White Collar 61%	 3% Unemployment Rate
 Blue Collar 26%	
 Services 13%	



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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)
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Option 5: New Fieldhouse	\$30M - \$33M	98,000	80%	\$126,000	\$1.29
New CRC	\$70M	396,000	62%	\$1,329,000	\$3.36



36



THANK YOU

Questions and Answers





EXISTING BUILDING ASSESSMENTS

Date: September 28, 2023
To: Mr. Ken Sherbenou, Director
City of Grand Junction Parks and Recreation
Cc:
From: Robert McDonald, OLC
Project: Orchard Mesa Recreational Facility
Reference: Existing Conditions Assessment

Total Pages: 2
Email: kensh@gjcity.org

Project #: 22049.00

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 do 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. These 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 envelope 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

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) Duraform 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 be 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.

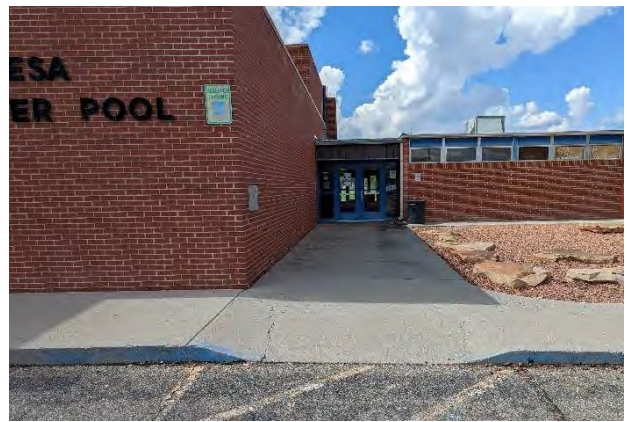
The lot has two single-lane access points onto 27 3/8 Road. Both are operationally 13 feet in width. This configuration suggests that the parking on the lot was conceived to be one-way; however, the aisle width is 26 feet which is needed for two-way traffic. There are no evident pavement markings to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



Picture 4, Non-conforming ADA access to Pool

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.