

City of Grand Junction
Orchard Mesa Pool Improvements Study

November 26, 2018 FINAL



Introduction

The Orchard Mesa Pool/Gym building has long served the recreational needs of the Grand Junction community. As the citizens of Grand Junction contemplate the funding and construction of a large Community Center, it's important to contemplate the future of the Orchard Mesa facilities.

The following study offers three potential approaches to improving the facilities and meaningfully extending the life of the building and its value to the community.

Existing Conditions

The building was constructed in two parts: the gym, locker rooms, and band/music rooms were constructed in the early 1960's as part of the original school. The natatorium was added in 1983. Improvements have been made over the years, most recently in 2006. Fortunately, compliance with the Americans with Disabilities Act has been addressed. While the building and systems remain serviceable, the structure, electrical systems, pool filtration systems, doors, and finishes are showing the wear of a minimum of 35 years of service. The design team reviewed the pool, mechanical, and electrical systems using limited drawings and conversations with facility maintenance personnel. The School District is currently conducting a review of hazardous materials; thus, this report makes no assumptions regarding removal or disposal of hazardous materials. Once completed, the School District's report should augment the findings of this report.

Reports from Councilman Hunsaker (aquatics consultants) and ME Engineers (mechanical/electrical consultants) are included in the appendix.

Architecturally, the primary focus of the report is the repurposing of the central portion of the building. The band room/music room portion provides valuable space that is well-sized and has reasonable ceiling heights (via depressed floors). The locker rooms have not been used in several years. With the pool locker rooms being capable of serving the overall building users, the space can be converted to other uses to increase the versatility and value of the building as a whole.

Cost, of course is also a prime consideration in defining the facility's future. Given the conceptual nature of the study, three alternate approaches have been offered. Facets of each can be intermixed in the final solution, however, the goal of this report is simply to outline potential opportunities to improve the facility within a range of costs.

Conceptual Design Proposals

Option 1 focuses on reducing costs. It outlines a program of improvements that address the most pressing system deficiencies and looks to find viable uses for the band and music rooms without requiring significant renovations. As with all the options, Option 1 plans for the total demolition of the locker rooms, converting them to a simple, flexible, and open social zone that can be used for multi-generational activities. Within the social zone, a small food/snack bar is included. Improvements to the pool focus primarily on replacement of the filtration systems, controls and pumps, as well as the spa. Improvements to the gym include refinishing the floor and addressing lighting, electrical, and HVAC deficiencies.

Option 2 takes the opposite approach, aggressively outlining a series of improvements that will address nearly all current system deficiencies as well as more expensive renovations to the locker room/music room zone of the existing building. Features of the concept include the conversion of the locker rooms into multi-purpose meeting rooms with complementary restrooms and a catering pantry. Pool enhancements include replacing the existing water slide and reconfiguring the locker rooms, offices, and control desk to create a more efficient plan.

Option 3 is the medium cost version. Programmatically, the concept focuses on flexible meeting space and group fitness, converting the band/music rooms to group fitness rooms and the locker rooms into a multi-purpose meeting area. Improvements to the pool include filtration, electrical, and mechanical systems, as well as the conversion of an under-utilized storage space into a new pool party room. The locker rooms and offices are reconfigured as well to create a family dressing stalls area with dry and wet access. Similar to Option 1, improvements to the gym include refinishing the floor and addressing lighting, electrical, and HVAC deficiencies.

Recognizing the conceptual nature of the study, costs have been projected using simple cost/SF metrics. Given the challenges of working on an existing building that was constructed in two parts and has had several projects since to address systems and components as they have aged, the actual costs could vary as much as 15% from the projections.

Comparatively, the total project costs for the three options are anticipated to be:

Option 1:	\$2.79 million
Option 2:	\$6.67 million
Option 3:	\$4.815 million

Detail regarding the projected costs is represented in the attached diagrams and in the program/cost estimate analyses included in the appendix. Total project costs include the anticipated construction costs plus an allowance for non-construction costs. Non-construction costs include fees for professional services, FF&E, contingencies, and miscellaneous expenses. No escalation is included within the costs.

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Executive Summary



School Building
to Remain

Gymnasium

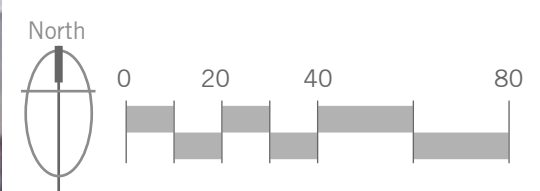
Locker Rooms/
Music Rooms

School Building
to be Demolished

Entry

Entry

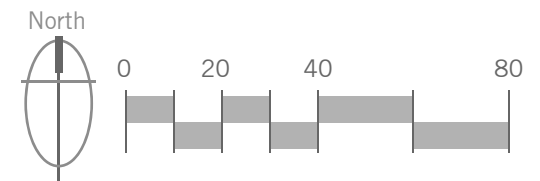
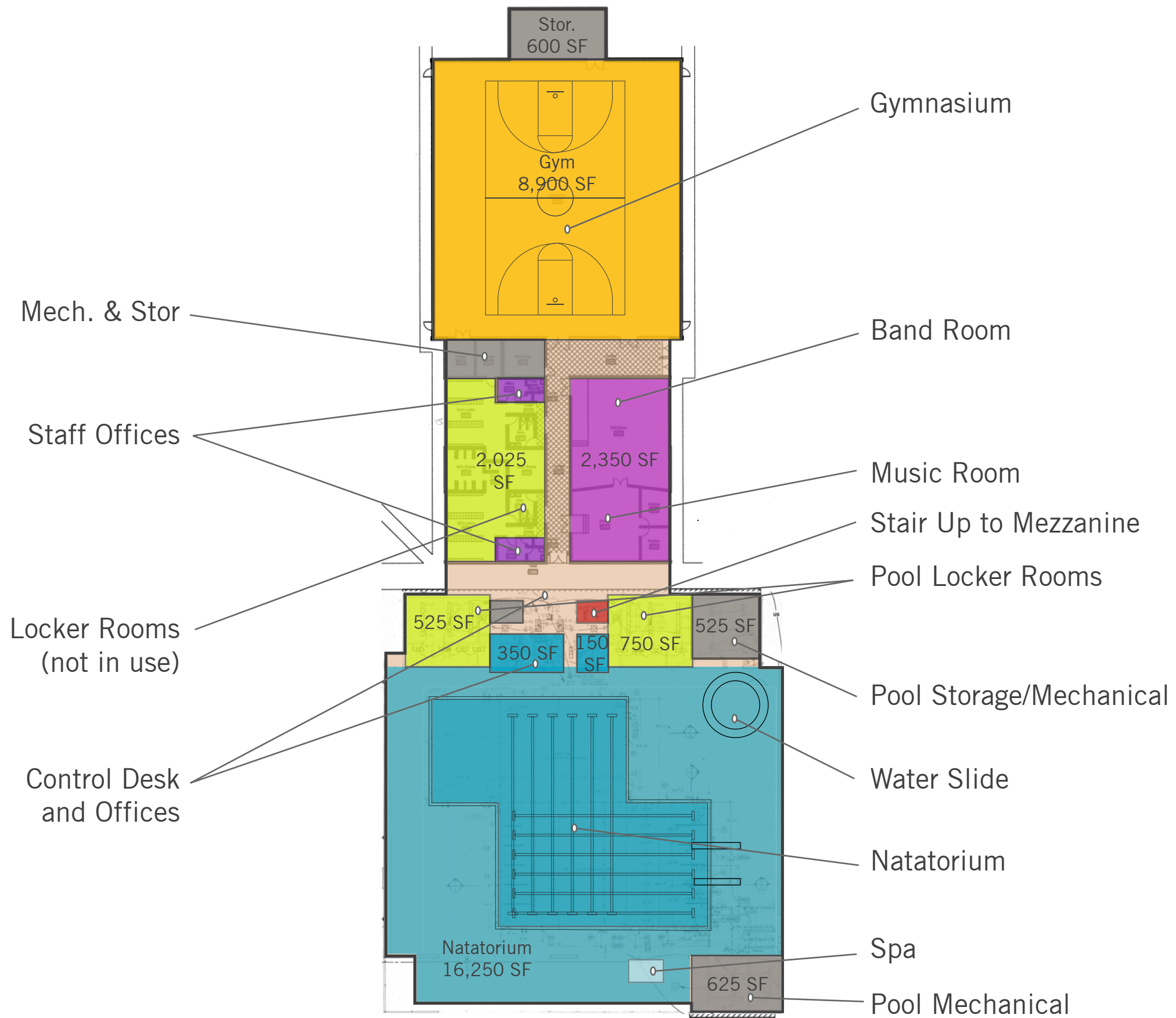
Natatorium



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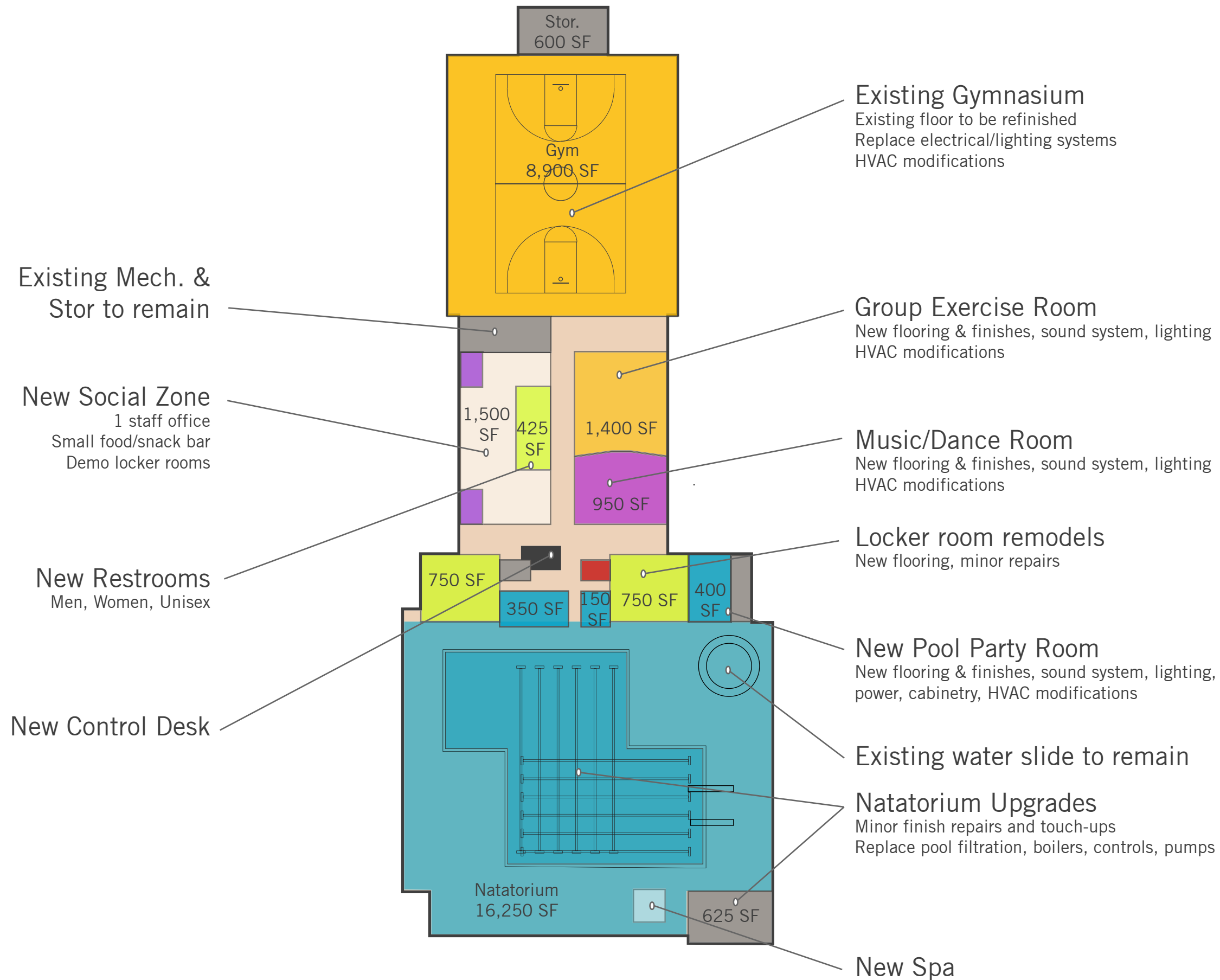
**Existing Site
Aerial**



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**Existing Uses
 Ground Level**

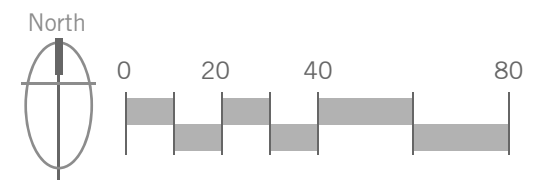


Projected Costs

Construction Costs:
\$2,140,000

Non-construction Costs:
\$650,000

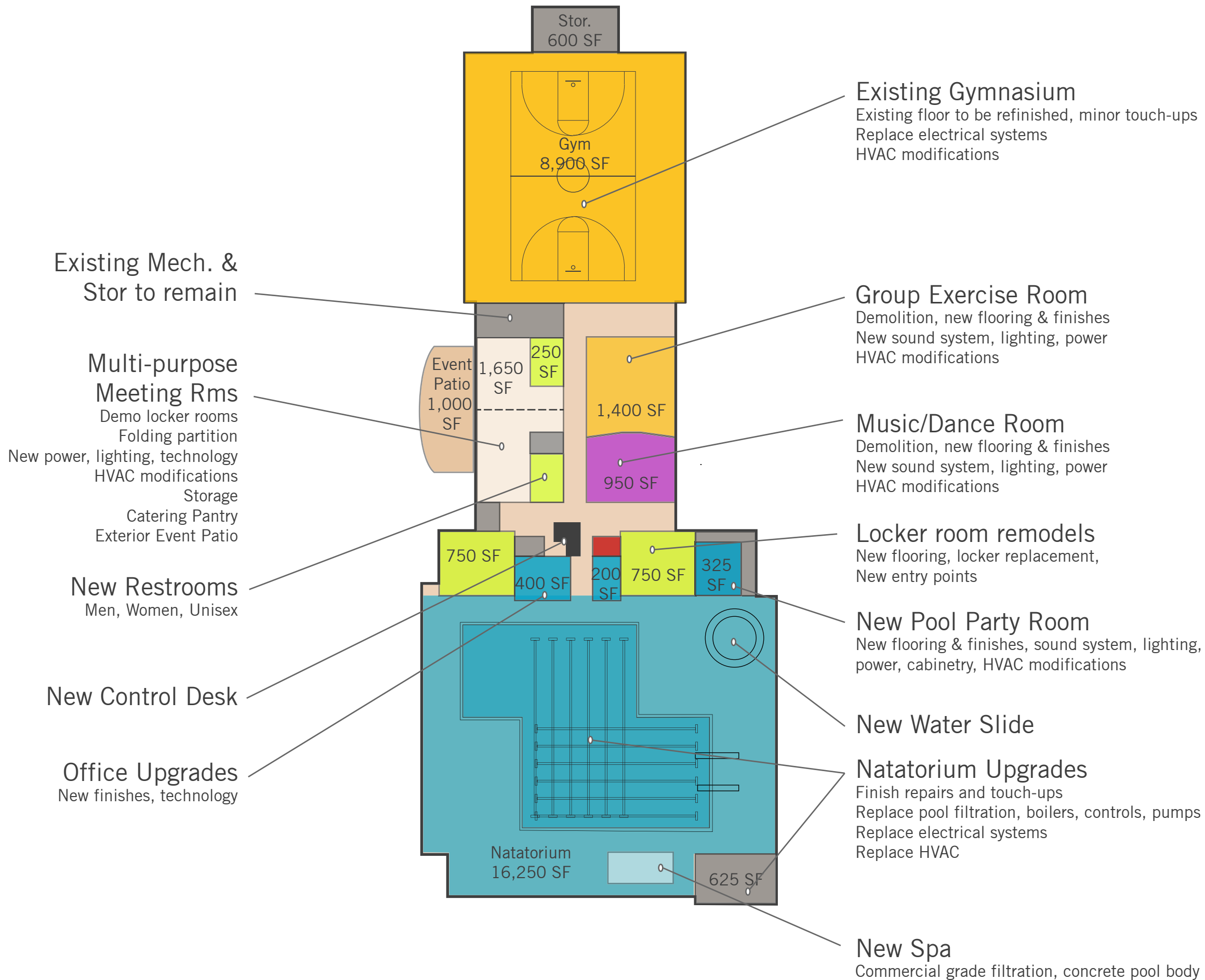
Total Project Costs:
\$2,790,000



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Option 1 Low Cost

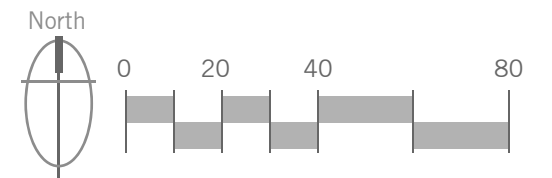


Projected Costs

Construction Costs:
\$5,110,000

Non-construction Costs:
\$1,560,000

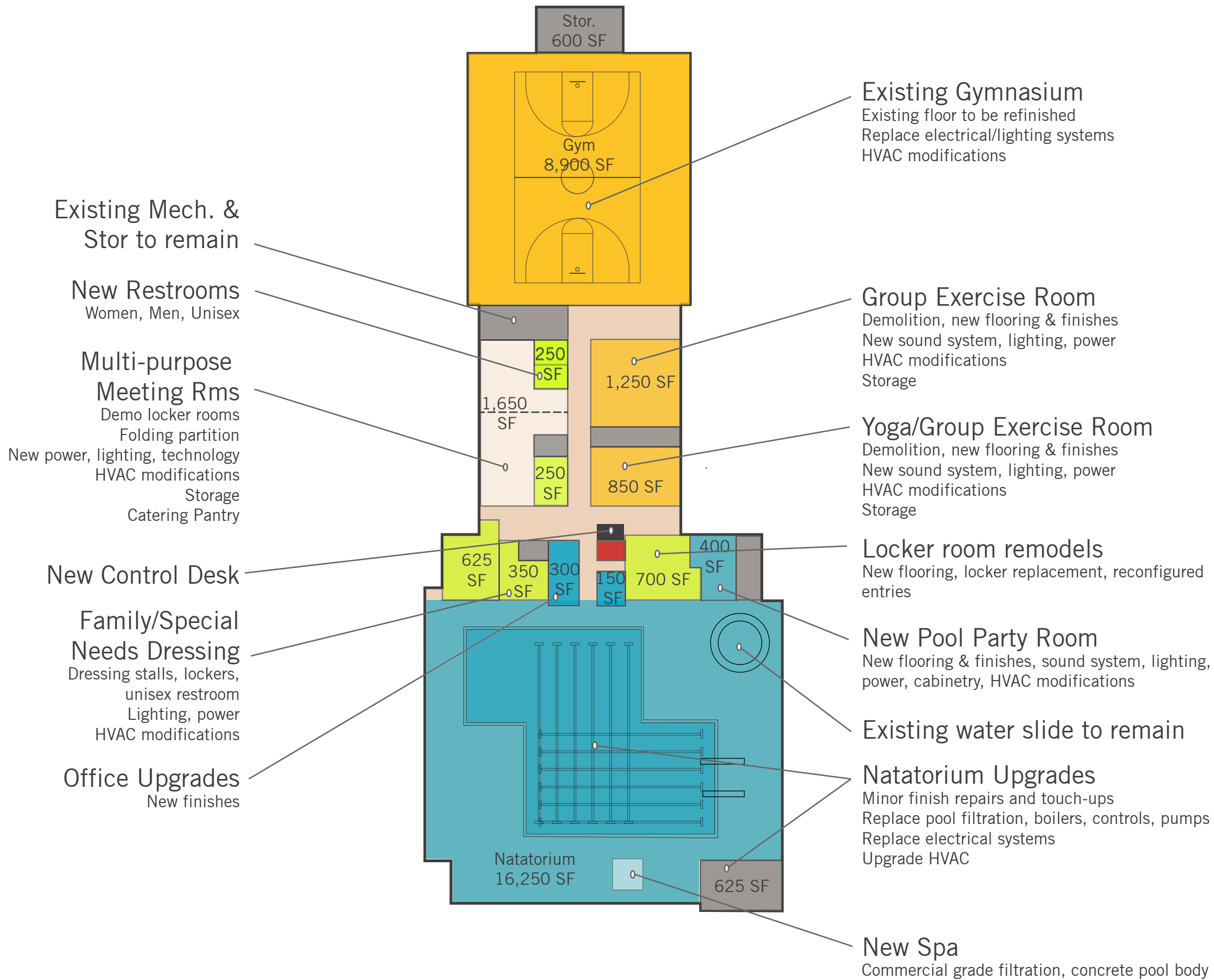
Total Project Costs:
\$6,670,000



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Option 2 High Cost

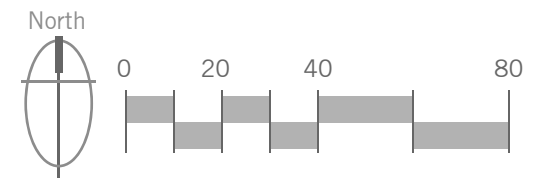


Projected Costs

Construction Costs:
\$3,690,000

Non-construction Costs:
\$1,125,000

Total Project Costs:
\$4,815,000



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Option 3 Medium Cost

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Appendix

November 26, 2018

Mr. Andy Barnard, AIA
Perkins+Will
475 Lincoln Street, Suite 100
Denver, CO 80203

**RE: Orchard Mesa Recreation Center
Pool Improvements Study-MEP Systems Review
(ME Engineers Project No. DV18152)**

Dear Andy:

This report outlines the condition of MEP systems in three connected buildings at Orchard Mesa School: Swimming Pool, Locker/Band Room building and the Gymnasium. We have not had the opportunity to perform a survey of these buildings so this report is based on review of original and renovation plans of the Pool and Locker Room buildings. The 2015 Assessment Report covers only the old school, to be demolished, and the 1998 Addition building. Neither of which are anticipated to be a part of the upcoming project scope.

Swimming Pool

The pool facility was constructed in 1983. Most of the original MEP systems remain making them now 35 years old. This is well beyond the expected service life of the mechanical and electrical equipment and distribution systems. Plumbing piping and fixtures may still be functional for many years however devices such as flush valves, shut off valves, shower valves, faucets and other moving parts have also reached the end of their service life. They are also using water well in excess of current code compliant fixtures. It was reported by Larry Manchester with the city that the Pool's power systems are becoming a problem with frequent breaker trips. The cause of these is unknown but concerning.

In general, the MEP systems serving the Pool facility need to be replaced. Continuing to operate a pool with marginal HVAC systems will result in poor comfort conditions and puts the integrity of the structure at risk. Depending on its physical condition some of the pool distribution ductwork may be able to be reused. The eventual floorplan layouts may allow some of the underground plumbing piping to be reused as well. The building will need to be brought up to current code including full sprinkler systems, fire alarm and rated wall integrity.

- The rough order of magnitude (ROM) cost to replace the HVAC system components and some or most of the ductwork will likely be in the range of \$1M.
- The ROM cost to replace the electrical system components to bring them up to code and serve newly replaced equipment will likely be in the range of \$600,000.
- The ROM cost for upgrades to the plumbing system, assuming underground mains can be reused, will likely be in the range of \$200,000.

Locker Room/Band Room Building

The Locker Room building was built as part of the Gymnasium in 1960. It underwent a renovation in 2006 changing the lockers, rerouting locker exhaust, adding floor drains and fire alarm devices. It would appear the rest of the building systems are original and now 58 years old. However, it appears from aerial images that this is not the case and at least major mechanical equipment has been replaced in the last few decades. Depending on its condition this equipment may be able to remain where suitable to serve any modified floorplan. Electrical systems will need to be reviewed in detail for condition and code

Mr. Andy Barnard, AIA
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compliance. The building will need to be brought up to current code including full sprinkler systems, fire alarm and rated wall integrity.

- The rough order of magnitude (ROM) cost to replace the HVAC system components and some or most of the ductwork will likely be in the range of \$200,000.
- The ROM cost to replace the electrical system components to bring them up to code and serve newly replaced equipment will likely be in the range of \$150,000 - \$200,000.
- The ROM cost for upgrades to the plumbing system, assuming underground mains can be reused, will likely be in the range of \$100,000.

Gymnasium

The Gymnasium was built in 1960. Not much else is available as far as information regarding the current condition of the MEP systems. It appears from aerial photos that the main HVAC unit serving the Gym has been replaced at some point. Depending on its condition it may be able to be reused and only require replacement of bearings, belts, and filters and possibly a thorough cleaning. Larry Manchester noted that the showers have not been used in some time. Condition of the plumbing and electrical systems will need to be assessed. Electrical systems will need to be reviewed in detail for condition and code compliance. The building will need to be brought up to current code including full sprinkler systems, fire alarm and rated wall integrity.

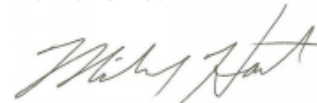
- The rough order of magnitude (ROM) cost to replace the HVAC system components and some or most of the ductwork will likely be in the range of \$100,000 assuming the main rooftop air handler can be reused.
- The ROM cost to replace the electrical system components to bring them up to code and serve newly replaced equipment will likely be in the range of \$150,000 - \$200,000.
- The ROM cost for upgrades to the plumbing system, assuming underground mains can be reused, will likely be in the range of \$150,000.

All ROM costs estimates for work may vary significantly depending on the amount of floorplan modifications made and the condition of the system.

Next step in evaluating these buildings will be a review of proposed program followed by survey of the systems to better understand components involved, code issues to be addressed and general condition of the equipment and distribution.

If you have any further questions or would like to discuss any of these items, please give me a call.

Sincerely,
ME ENGINEERS, INC.
Denver Office



Michael D. Hart
Principal

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MEP Report



November 6, 2018

Andy Barnard
Perkins+Will
475 Lincoln Street, Suite 100
Denver, CO 80203

RE: Orchard Mesa Middle School Pool

Andy,

On November 5th, Mike Hart (ME Engineers) and I participated in a conference call with Larry Manchester (Grand Junction Parks and Recreation) to discuss the swimming pool at Orchard Mesa Middle School. There are three (3) bodies of water including a lap pool, a hot tub, and a waterslide runout. Larry stated that the waterslide runout does not need to be updated or renovated. The following describes desired modifications to the pool and hot tub as well as an opinion of probable construction cost:

Pool

The pool was constructed in 1983 and is Z-shaped. There is a shallow area on one end of the Z and deep area for diving on the other. Lap swimming takes places between these two areas. The pool structure is "solid" according to Larry and does not lose water. The pool finish is marcite plaster and is approximately five years old. Larry expects the plaster to last another 5 to 8 years before needing replacement. The main drains and inlets are functioning properly. The pool heater was also replaced a couple of years ago and is functioning properly. The following filter room items are desired to be removed and replaced with new:

- Recirculation Pump
- Filter Room Piping and Fittings
- Horizontal Sand Filters
- Sanitizer System – Calcium Hypochlorite
- pH Buffer System – Muriatic Acid
- Supplemental Sanitizer – UV
- Water Level Control System
- Flow Meter and Display
- Chemical Controller
- Surge Tank and Access Hatch

Note: Counsilman-Hunsaker did not visit the site to confirm needed modifications. The analysis provided here is based on information provided from Grand Junction Parks and Recreation.

Hot Tub

The hot tub was described as a fiberglass hot tub. The mechanical components are self-contained within the unit. It is desired to replace the hot tub. Two options are available. The first is for the Owner to replace the unit in kind. The second is to replace with a custom concrete solution. The opinion of probable construction cost below is for the custom concrete hot tub.

Opinion of Probable Construction Cost

Orchard Mesa Middle School Pool		11/6/2018
*PRELIMINARY Opinion of Probable Construction Cost		
ITEM	COST	
Pool		
Recirculation Pump	\$15,000	
Filter Room Piping and Fittings	\$65,000	
Horizontal Sand Filters	\$50,000	
Sanitizer System - Calcium Hypochlorite	\$15,000	
pH Buffer System - Muriatic Acid	\$8,000	
Supplemental Sanitizer - UV	\$45,000	
Water Level Control System	\$5,000	
Flow Meter and Display	\$3,000	
Chemical Controller	\$13,000	
Surge Tank and Access Hatch	\$40,000	
Demolition and Removal	\$35,000	
	Lap Pool Subtotal	\$294,000
Hot Tub (100 SF)		
Structure and Finish	\$25,000	
Pumps - Recirculation and Hydrotherapy	\$15,000	
Piping and Fittings	\$25,000	
Horizontal Sand Filter	\$8,000	
Sanitizer System - Calcium Hypochlorite	\$8,000	
pH Buffer System - Muriatic Acid	\$4,000	
Supplemental Sanitizer - UV	\$30,000	
Water Level Control System	\$5,000	
Flow Meter and Display	\$3,000	
Chemical Controller	\$13,000	
Demolition and Removal	\$2,500	
	Hot Tub Subtotal	\$138,500
TOTAL (Inflation & general contractor mark-up not included)		\$432,500

The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Costs are also indicative of the typical General Contractor and Pool Contactor relationship. Opinions of probable cost are representative only of the Consultant's judgment as a design professional familiar with the aquatic construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Please do not hesitate to call or email should you have any questions or need additional information.

Sincerely,

Counsilmans Hunsaker

Doug Cook, PE
Chairman

City of Grand Junction
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Pool Report

OPTION 1 (Low Cost Scope)		Construction Cost		Non-Construction Costs		Total Project Cost	
	\$/SF	Base Amenities		31%		Notes	
COMMUNITY SPACES							
Add Social Zone							
Demo Locker Rooms	2,825	\$35	\$98,875	\$30,157	\$129,032		
Open Social Area	1,500	\$165	\$247,500	\$75,488	\$322,988		
Food Bar			\$40,000	\$12,200	\$52,200	within social area	
New Offices	250	\$165	\$41,250	\$12,581	\$53,831		
New restrooms	425	\$325	\$138,125	\$42,128	\$180,253		
Circulation, mechanical, etc.	750	\$25	\$18,750	\$5,719	\$24,469		
Total	5,750		\$584,500	\$178,273	\$762,773		
TOTAL ADDITIONAL COMMUNITY SPACES		5,750	\$584,500	\$178,273	\$762,773		
AQUATICS							
Existing Pool Improvements							
Natorium (Includes pool area, decks)	16,250	\$10	\$162,500	\$49,563	\$212,063	Minor finish repairs and touch-up	
Pool Filtration Systems Replacement			\$360,150	\$109,846	\$469,996		
Electrical Systems Replacement			\$0	\$0	\$0		
Mechanical Systems Improvement			\$0	\$0	\$0		
New Control Desk	200		\$42,875	\$13,077	\$55,952		
Office Upgrades	500	\$0	\$0	\$0	\$0		
Locker Room Renovations	1,500	\$31	\$45,938	\$14,011	\$59,948	Floor replacement/minor repairs	
Pool Party Room	400	\$225	\$90,000	\$27,450	\$117,450		
Pool mechanical room	0	\$325	\$0	\$0	\$0		
Mechanical, walls, structural, etc.	1,625	\$15	\$24,375	\$7,434	\$31,809		
Total	17,875		\$725,838	\$221,380	\$947,218		
Spa							
Spa	100	\$1,697	\$169,663	\$51,747	\$221,410		
Spa access equipment and cover	100	\$100	\$10,000	\$3,050	\$13,050		
Total	200		\$179,663	\$54,797	\$234,460		
TOTAL AQUATICS IMPROVEMENTS		18,075	\$905,500	\$276,178	\$1,181,678		
GYMNASIUM + INDOOR SPORTS							
Hardwood Court Gymnasium (2 rec courts)							
Gymnasium (floor refinish, minor touch-ups)	8,900	\$3	\$24,531	\$7,482	\$32,012	Refinish floor only	
Electrical Systems Replacement			\$220,500	\$67,253	\$287,753	Includes lighting	
HVAC Modifications			\$122,500	\$37,363	\$159,863	Allowance	
Mechanical, walls, structural, etc.	890	\$25	\$22,250	\$6,786	\$29,036		
Total	9,790		\$389,781	\$118,883	\$508,664		
TOTAL ADDITIONAL GYMNASIUM IMPROVEMENTS		9,790	\$389,781	\$118,883	\$508,664		
ACTIVITY SPACES							
Music/Dance Room							
Demolition	950	\$5	\$4,750	\$1,449	\$6,199		
New Flooring and Finishes	950	\$12	\$11,400	\$3,477	\$14,877		
New Lighting/Power/Sound	950	\$35	\$33,250	\$10,141	\$43,391		
HVAC Modifications	950	\$25	\$23,750	\$7,244	\$30,994		
Mechanical, walls, structural, etc.	380	\$25	\$9,500	\$2,898	\$12,398		
Total	4,180		\$82,650	\$25,208	\$107,858		
Group Exercise Room							
Demolition	1,400	\$15	\$21,000	\$6,405	\$27,405		
New Flooring and Finishes	1,400	\$45	\$63,000	\$19,215	\$82,215		
New Lighting/Power/Sound	1,400	\$35	\$49,000	\$14,945	\$63,945		
HVAC Modifications	1,400	\$25	\$35,000	\$10,675	\$45,675		
Mechanical, walls, structural, etc.	490	\$25	\$12,250	\$3,736	\$15,986		
Total	6,090		\$180,250	\$54,976	\$235,226		
TOTAL ACTIVITY SPACES		10,270	\$262,900	\$80,185	\$343,085		
TOTAL COST OF IMPROVEMENTS			\$ 2,142,681	\$ 653,518	\$ 2,796,198		

Non-construction Costs (multiplier for non-construction cost column above)

Contingency	15%
Professional Services	10.5%
Fixtures, Furnishings & Equipment	3.5%
Miscellaneous Expenses (permit fees,	1.5%
Site Acquisition Allowance	0%
TOTAL NON-CONSTRUCTION COSTS	30.5%

City of Grand Junction Orchard Mesa Pool Improvements Study

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Projected Costs Option 1

OPTION 2 (High Cost Scope)		Construction Cost	Non-Construction Costs	Total Project Cost	
	\$/SF	Base Amenities	31%		Notes
COMMUNITY SPACES					
Add Event/Multipurpose Room					
Demo Locker Rooms	2,300	\$35	\$80,500	\$24,553	\$105,053
Event/Multipurpose Room (100 people)	1,650	\$225	\$371,250	\$113,231	\$484,481
Storage	125	\$100	\$12,500	\$3,813	\$16,313
New restrooms	500	\$325	\$162,500	\$49,563	\$212,063
Circulation, mechanical, etc.	1,373	\$25	\$34,313	\$10,465	\$44,778
Total	5,948		\$661,063	\$201,624	\$862,687
Add Event Patio					
Event Patio (paving, electrical, landscaping)	1,000	\$43	\$42,875	\$13,077	\$55,952
Total	1,000		\$42,875	\$13,077	\$55,952
Food Service					
Catering Pantry	175	\$325	\$56,875	\$17,347	\$74,222
Kitchen equipment allowance			\$30,000	\$9,150	\$39,150
Storage	0	\$300	\$0	\$0	\$0
Mechanical, walls, structural, etc.	61	\$25	\$1,531	\$467	\$1,998
Total	236		\$88,406	\$26,964	\$115,370
TOTAL COMMUNITY SPACES	7,184		\$792,344	\$241,665	\$1,034,009
AQUATICS					
Existing Pool Improvements					
Natorium (Includes pool area, decks)	16,250	\$20	\$325,000	\$99,125	\$424,125
Pool Filtration Systems Replacement			\$360,150	\$109,846	\$469,996
Electrical Systems Replacement			\$735,000	\$224,175	\$959,175
Mechanical Systems Improvement			\$1,225,000	\$373,625	\$1,598,625
Water Slide Allowance			\$180,000	\$54,900	\$234,900
New Control Desk	200		\$42,875	\$13,077	\$55,952
Office Upgrades	600	\$85	\$51,000	\$15,555	\$66,555
Locker Room Renovations	1,500	\$110	\$165,000	\$50,325	\$215,325
Pool Party Room	325	\$225	\$73,125	\$22,303	\$95,428
Pool mechanical room	0	\$325	\$0	\$0	\$0
Mechanical, walls, structural, etc.	1,625	\$100	\$162,500	\$49,563	\$212,063
Total	17,875		\$3,319,650	\$1,012,493	\$4,332,143
Spa					
Spa	100	\$1,697	\$169,663	\$51,747	\$221,410
Spa access equipment and cover	100	\$100	\$10,000	\$3,050	\$13,050
Total	200		\$179,663	\$54,797	\$234,460
TOTAL ADDITIONAL AQUATICS	18,075		\$3,499,313	\$1,067,290	\$4,566,603
GYMNASIUM + INDOOR SPORTS					
Hardwood Court Gymnasium (2 rec courts)					
Gymnasium (floor refinish, minor touch-ups)	8,900	\$18	\$160,200	\$48,861	\$209,061
Electrical Systems Replacement			\$220,500	\$67,253	\$287,753
HVAC Modifications			\$122,500	\$37,363	\$159,863
Mechanical, walls, structural, etc.	890	\$15	\$13,350	\$4,072	\$17,422
Total	9,790		\$516,550	\$157,548	\$674,098
TOTAL ADDITIONAL GYMNASIUM IMPROVEMENTS	9,790		\$516,550	\$157,548	\$674,098
ACTIVITY SPACES					
Music/Dance Room					
Demolition	950	\$15	\$14,250	\$4,346	\$18,596
New Flooring and Finishes	950	\$45	\$42,750	\$13,039	\$55,789
New Lighting/Power/Sound	950	\$35	\$33,250	\$10,141	\$43,391
HVAC Modifications	950	\$25	\$23,750	\$7,244	\$30,994
Mechanical, walls, structural, etc.	380	\$25	\$9,500	\$2,898	\$12,398
Total	4,180		\$123,500	\$37,668	\$161,168
Group Exercise Room					
Demolition	1,400	\$15	\$21,000	\$6,405	\$27,405
New Flooring and Finishes	1,400	\$45	\$63,000	\$19,215	\$82,215
New Lighting/Power/Sound	1,400	\$35	\$49,000	\$14,945	\$63,945
HVAC Modifications	1,400	\$25	\$35,000	\$10,675	\$45,675
Mechanical, walls, structural, etc.	490	\$25	\$12,250	\$3,736	\$15,986
Total	6,090		\$180,250	\$54,976	\$235,226
TOTAL ACTIVITY SPACES	10,270		\$303,750	\$92,644	\$396,394
TOTAL COST OF IMPROVEMENTS			\$ 5,111,956	\$ 1,559,147	\$ 6,671,103

City of Grand Junction Orchard Mesa Pool Improvements Study

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Projected Costs Option 2

OPTION 3 (Medium Cost Scope)		Construction Cost		Non-Construction Costs		Total Project Cost	
	\$/SF	Base Amenities		31%		Notes	
COMMUNITY SPACES							
Add Event/Multipurpose Room							
Demo Locker Rooms	2,300	\$35	\$80,500	\$24,553	\$105,053		
Event/Multipurpose Room (100 people)	1,650	\$225	\$371,250	\$113,231	\$484,481		
Storage	125	\$100	\$12,500	\$3,813	\$16,313		
New restrooms	500	\$325	\$162,500	\$49,563	\$212,063		
Circulation, mechanical, etc.	1,373	\$25	\$34,313	\$10,465	\$44,778		
Total	5,948		\$661,063	\$201,624	\$862,687		
Food Service							
Catering Pantry	175	\$325	\$56,875	\$17,347	\$74,222		
Kitchen equipment allowance			\$30,000	\$9,150	\$39,150		
Storage	0	\$300	\$0	\$0	\$0		
Mechanical, walls, structural, etc.	61	\$25	\$1,531	\$467	\$1,998		
Total	236		\$88,406	\$26,964	\$115,370		
TOTAL COMMUNITY SPACES	6,184		\$749,469	\$228,588	\$978,057		
AQUATICS							
Existing Pool Improvements							
Natatorium (Includes pool area, decks)	16,250	\$10	\$162,500	\$49,563	\$212,063		
Pool Filtration Systems Replacement			\$360,150	\$109,846	\$469,996		
Electrical Systems Replacement			\$735,000	\$224,175	\$959,175		
Mechanical Systems Improvement			\$245,000	\$74,725	\$319,725	Targeted repair of mechanical equipment	
New Control Desk	125		\$42,875	\$13,077	\$55,952		
Office Upgrades	450	\$110	\$49,500	\$15,098	\$64,598		
Locker Room Renovations	1,350	\$110	\$148,500	\$45,293	\$193,793	Floor replacement/new lockers/door relocations	
New Family/Special Needs Dressing Stalls	350	\$375	\$131,250	\$40,031	\$171,281		
New Pool Party Room	400	\$225	\$90,000	\$27,450	\$117,450		
Pool mechanical room	0	\$325	\$0	\$0	\$0		
Mechanical, walls, structural, etc.	1,893	\$40	\$75,700	\$23,089	\$98,789		
Total	18,143		\$2,040,475	\$622,345	\$2,662,820		
Spa							
Spa	100	\$1,697	\$169,663	\$51,747	\$221,410		
Spa access equipment and cover	100	\$100	\$10,000	\$3,050	\$13,050		
Total	200		\$179,663	\$54,797	\$234,460		
TOTAL AQUATICS	18,343		\$2,220,138	\$677,142	\$2,897,279		
GYMNASIUM + INDOOR SPORTS							
Hardwood Court Gymnasium (2 rec courts)							
Gymnasium (floor refinish, minor touch-ups)	8,900	\$3	\$24,531	\$7,482	\$32,012		
Electrical Systems Replacement			\$220,500	\$67,253	\$287,753		
HVAC Modifications			\$122,500	\$37,363	\$159,863		
Mechanical, walls, structural, etc.	890	\$25	\$22,250	\$6,786	\$29,036		
Total	9,790		\$389,781	\$118,883	\$508,664		
TOTAL ADDITIONAL GYMNASIUM IMPROVEMENTS	9,790		\$389,781	\$118,883	\$508,664		
ACTIVITY SPACES							
Yoga/Group Exercise Room							
Demolition	950	\$15	\$14,250	\$4,346	\$18,596		
New Flooring and Finishes	825	\$45	\$37,125	\$11,323	\$48,448		
New Lighting/Power/Sound	825	\$35	\$28,875	\$8,807	\$37,682		
HVAC Modifications	950	\$25	\$23,750	\$7,244	\$30,994		
Storage	125	\$175	\$23,750	\$7,244	\$30,994		
Mechanical, walls, structural, etc.	355	\$25	\$8,875	\$2,707	\$11,582		
Total	4,030		\$136,625	\$41,671	\$178,296		
Group Exercise Room							
Demolition	1,400	\$15	\$21,000	\$6,405	\$27,405		
New Flooring and Finishes	1,250	\$45	\$56,250	\$17,156	\$73,406		
New Lighting/Power/Sound	1,250	\$35	\$43,750	\$13,344	\$57,094		
HVAC Modifications	1,400	\$25	\$35,000	\$10,675	\$45,675		
Storage	150	\$175	\$26,250	\$8,006	\$34,256		
Mechanical, walls, structural, etc.	490	\$25	\$12,250	\$3,736	\$15,986		
Total	5,940		\$194,500	\$59,323	\$253,823		
TOTAL ACTIVITY SPACES	9,970		\$331,125	\$100,993	\$432,118		
TOTAL COST OF IMPROVEMENTS			\$ 3,690,512	\$ 1,125,606	\$ 4,816,118		

City of Grand Junction
Orchard Mesa Pool
Improvements Study

November 26, 2018

**Projected Costs
Option 3**