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**CITY COUNCIL AGENDA
WEDNESDAY, JUNE 5, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming June as Immigrant Heritage Month in the City of Grand Junction

Proclaiming June 5, 2024 as the 50th Anniversary of the Grand Junction Housing Authority in the City of Grand Junction

Proclaiming June as National Homeownership Month in the City of Grand Junction

Proclaiming June 19, 2024 as Juneteenth in the City of Grand Junction

Appointments

To the Planning Commission

To the Visit Grand Junction Board

Public Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, June 5, 2024 or 4) submitting comments [online](#) until noon on Wednesday, June 5, 2024 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

Interim City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the May 13, 2024 Workshop
- b. Minutes of the May 15, 2024 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law and Setting a Public Hearing for July 3, 2024

3. Agreements

- a. A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 651 25 Road for the F 1/2 Parkway Project - Phase 2
- b. A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 649 25 Road for the F 1/2 Parkway Project - Phase 2

4. Procurements

- a. Authorization for As-Needed Contract for Sewer Improvement Districts
- b. 4th-5th Street Improvements Project - Pilot Phase
- c. Approval of a Contract with Unison Solutions, Inc. for BioCNG Media

5. Resolutions

- a. A Resolution Renaming S. Grandeur Court to 28 1/2 Road

- b. A Resolution Renaming a Portion of G 1/4 Road to Garden Road (SNC-2024-288)
- c. A Resolution Authorizing the Interim City Manager to Submit a Grant Application to the U.S. Department of Transportation's Active Transportation Infrastructure Investment Program (ATIIP) for the Downtown to Dos Rios Pedestrian/Bicycle Bridge over Union Pacific Railroad and Riverside Parkway
- d. A Resolution Issuing a Revocable Permit within the Riverside Parkway Right-of-Way and 0.02 Acres of Lot 11, Riverside Subdivision, Same as Recorded at Reception # 18317 for Storm Drain Infrastructure

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

6. Public Hearings

- a. Legislative
 - i. Funding Allocations for the 2024 Community Development Block Grant (CDBG) Program, and Setting a Public Hearing for Adoption of the 2024 Annual Action Plan for July 17, 2024
 - ii. An Ordinance Making Supplemental Appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2024 and Ending December 31, 2024

7. Resolutions

- a. A Resolution Creating a Production Incentive for Affordable Housing Units in the City of Grand Junction

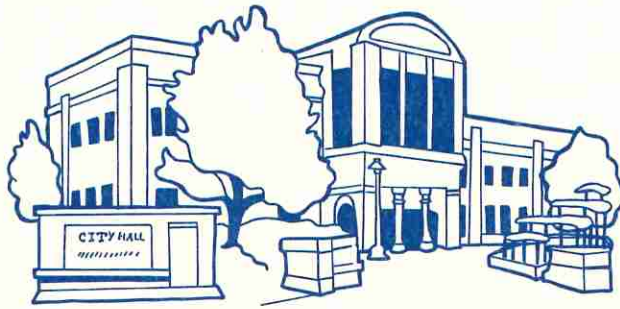
8. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

9. Other Business

- a. Mid-Year Adjustment for Public Safety Staffing and Salaries
- b. Orchard Mesa Pool Discussion

10. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, America is, always has been, and always will be a nation of immigrants; It was the premise of our founding, reflected in our Constitution and etched upon the Statue of Liberty that “from her beacon-hand glows world-wide welcome”; and

Whereas, during National Immigrant Heritage Month, we reaffirm and draw strength from that enduring identity and celebrate the history and achievements of immigrant communities across our nation; and

Whereas, across each generation throughout our history, wave after wave of immigrants have enriched our nation and made us better, stronger, more innovative, and more prosperous; and

Whereas, despite these countless contributions, the role of immigrants in building and enriching our nation has frequently been overlooked and undervalued throughout our history and continuing to the present day; and

Whereas, the United States, because of the Constitution, is a beacon of hope for people all over the globe seeking a better life and peaceful future; and

Whereas, immigration enhances Grand Junction’s cultural diversity, as foreign-born individuals add to the variety of languages, customs, and cuisines enjoyed in the City.

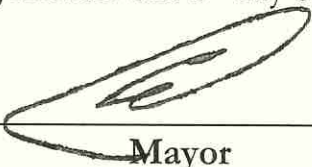
NOW, THEREFORE, I, Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do proclaim the month of June as

“Immigrant Heritage Month”

in the City of Grand Junction and call this observance to the attention of all our community members to encourage them to learn more about the social and economic impact of immigrants to our community and state.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of June 2024.



Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, the Grand Junction Housing Authority was established by the Grand Junction City Council in 1974 to provide safe and affordable housing, ensuring that all citizens of this community live with dignity and stability; and

Whereas, the Grand Junction Housing Authority has actively worked to fulfill this community's commitment since that time, acquiring, bearing, and managing the resources necessary to support affordable housing for the lives of its citizens, even those with challenging disabilities and circumstances; and

Whereas, the Grand Junction Housing Authority has actively worked to increase access to community resources and supportive services for its citizens, thereby reflecting the core values of the community and fostering a foundation for personal growth and community development; and

Whereas, by the authority and trust vested in the Grand Junction Housing Authority, it has become a leader in creating innovative housing solutions, meeting the diverse needs of its citizens, and strengthening the fabric of the community; and

Whereas, the Grand Junction Housing Authority has shown an unwavering commitment to revitalization projects that not only improve living conditions but also enhance the beauty and cultural value of its neighborhoods, making Grand Junction a more attractive and vibrant place to live;

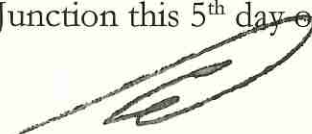
NOW, THEREFORE, I, Abram Herman, Mayor of Grand Junction, Colorado, do hereby proclaim appreciation and support for the Grand Junction Housing Authority, celebrating its 50th Year of dedicated community service, and declaring June 5, 2024,

"Grand Junction Housing Authority Day"

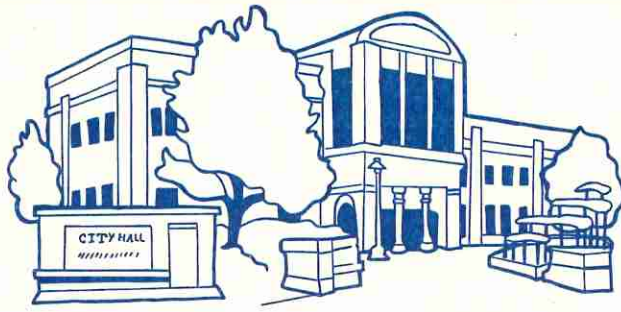
in the City of Grand Junction and I urge all community members to recognize the contributions the Grand Junction Housing Authority has made to our community's welfare and its future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of June 2024.





Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, Homeownership is a cornerstone of the American dream, symbolizing stability, prosperity, and the pursuit of happiness; and

Whereas, Affordable homeownership plays a crucial role in building strong communities, fostering economic growth, and promoting social equity; and access to affordable homeownership provides families with a sense of pride, security, and belonging, while also serving as a pathway to wealth accumulation and intergenerational prosperity; and

Whereas, Affordable homeownership contributes to the overall well-being of individuals and families, offering stability, improved health outcomes, and increased educational opportunities for children; and, affordable homeownership strengthens neighborhoods, promotes civic engagement, and fosters a sense of community pride and responsibility among residents; and

Whereas, Addressing the need for affordable homeownership requires collaboration among government agencies, community organizations, and private sector stakeholders to create innovative solutions and remove barriers to entry;

Whereas, The City of Grand Junction collaborates with real estate professionals, businesses and other organizations to enhance a commitment to ensuring housing accessibility; and, is supportive of local community housing partners such as Housing Resources of Western Colorado and Habitat for Humanity, who play a critical role in strengthening local families by building wealth, constructing affordable housing communities, and creating a pathway to self-sufficiency and improved quality of life.


NOW, THEREFORE, I Abram Herman, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim June as

“National Homeownership Month”

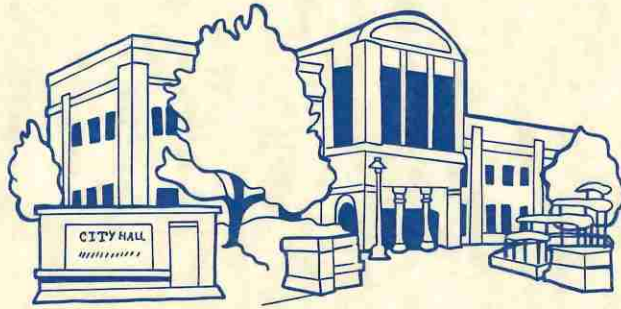
in the City of Grand Junction and urge our community to join in a collaboration to increase homeownership across America.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of June, 2024.





Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America; and

Whereas word about the signing of the Emancipation Proclamation was delayed some two-and one-half years, to June 19, 1865, in reaching authorities and African-Americans specifically in Texas and Southwestern United States; and

Whereas Juneteenth is the oldest known celebration commemorating the abolition of slavery and the emancipation of African American slaves in the United States and continues to grow within communities throughout the country, including Mesa County; and

Whereas, there are organizations in the Grand Valley, such as Black Citizens and Friends, promoting and cultivating knowledge and appreciation of African American history and culture, while encouraging equity and respect for all people and cultures; and

Whereas, the City of Grand Junction a is an inclusive community that encourages a diversity of cultural opportunities; and

Whereas, Black Citizens and Friends is hosting a Juneteenth Celebration on Saturday, June 15th, 2024 at Lincoln Park from 2:00 to 6:00 pm.

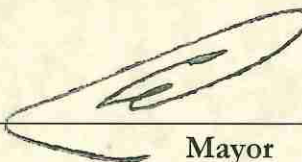
NOW, THEREFORE, I, Abram Herman, Mayor of the City of Grand Junction do hereby proclaim June 19, 2024, as

“Juneteenth”

in the City of Grand Junction acknowledging its significance and encouraging our community to join in this celebration of African American history.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of June, 2024.



Mayor



Grand Junction City Council

Regular Session

Item #

Meeting Date: June 5, 2024
Presented By: Amy Phillips, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Planning Commission

RECOMMENDATION:

To appoint the interview committee's recommendation to the Planning Commission.

EXECUTIVE SUMMARY:

There is one vacancy on the Planning Commission.

BACKGROUND OR DETAILED INFORMATION:

Melanie Duyvejonck resigned and Orin Zyvan is the 1st Alternate to the Planning Commission.

FISCAL IMPACT:

n/a

SUGGESTED MOTION:

To (appoint/not appoint) the interview committee's recommendation to the Planning Commission.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: June 5, 2024
Presented By: Selestina Sandoval, Deputy City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Visit Grand Junction Board

RECOMMENDATION:

To appoint the interview committee's recommendation to Visit Grand Junction.

EXECUTIVE SUMMARY:

There is one partial-term vacancy on the Visit Grand Junction Board.

BACKGROUND OR DETAILED INFORMATION:

Kelsey Coleman resigned effect March 14, 2024..

FISCAL IMPACT:

n/a

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Visit Grand Junction Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY May 13, 2024

Meeting Convened: 5:30 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

City Councilmembers Present: Councilmembers Scott Beifuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Mayor Pro Tem Randall Reitz and Mayor Abe Herman.

Staff present: Interim City Manager Andrea Phillips, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Ken Sherbenou Parks and Recreation Director, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Finance Director Jennifer Tomaszewski, City Clerk Amy Phillips, and Deputy City Clerk Krystle Koehler.

1. Discussion Topics

a. Whitman Design Update

Parks and Recreation Director Ken Sherbenou initiated the discussion, noting that the project would be further discussed in an upcoming meeting with the Parks and Recreation and Advisory Board (PRAB) at a community forum.

Greg White, the lead designer from DTJ Design, provided an in-depth overview of the design process and how community feedback has been incorporated. The focus was on the development park project, which garnered substantial public engagement since its inception last year. The project received 940 survey responses and 300 pages of comments, which the consultants effectively integrated into the design. The design team utilized various tools, including AI, to analyze and quantify the community's input.

The project team includes DTJ Design for landscape architecture, River City Consultants for civil engineering, HCL Engineers for structural engineering, Big Horn Consultants for mechanical, electrical, and plumbing design, FCI Contractors for cost estimation, and Heins Irrigation.

Key Findings from Community Survey

- **Interest and Participation:** The project received 940 survey responses and 300 pages of comments, indicating strong community interest.
- **Desired Improvements:** Key improvements desired by the community include enhanced lighting, safety measures, food and beverage options, and maintaining the park's cultural, geographical, and historical identity.
- **Top Programs:** The community expressed interest in lighting and safety enhancements, pollinator gardens, multi-use stages, and flexible seating.

Specific Feedback and Priorities

- **Safety and Lighting:** Respondents emphasized the need for better safety and lighting.

- **Preservation:** The park's historical, geographical, and cultural significance should be preserved.
- **Accessibility and Traffic:** Accessibility and traffic mitigation were highlighted as important factors.
- **Desired Programs:** The top desired programs included lighting and safety improvements, multi-use stages, and seating areas.

Integration with Broader City Plans

- **Comprehensive Plan:** The 2020 Grand Junction Comprehensive Plan aims to enhance downtown's vitality and economic activity.
- **Parks and Recreation Master Plan:** The 2021 Parks and Rec Open Space Master Plan identified Whitman Park as a priority for improvements.
- **Ongoing Projects:** Initiatives such as movie nights in the park aim to increase community engagement and usage.

Design Concepts

The design team presented three primary design concepts, each reflecting different themes and arrangements based on community feedback:

Concept 1: Honoring the Original Form

- **Design Basis:** Retains the historical layout with a central green space.
- **Key Features:** A large, flexible central green space, a multifunctional plaza, a stage with additional seating, pollinator gardens, and buffering for visual access and noise reduction.
- **Intent:** To preserve the park's classic design while incorporating modern amenities and flexibility for various uses.

Concept 2: Geology-Inspired Design

- **Design Basis:** Reflects the natural landscape and geological features of the Grand Valley.
- **Key Features:** Landforms representing local landmarks, flex lawns, organic pathways, recreational spaces, sculptural play areas, and food truck zones.
- **Intent:** To create a dynamic and naturalistic environment connected to the region's landscape.

Concept 3: Downtown Connectivity

- **Design Basis:** Strengthens the link between Whitman Park and downtown Grand Junction.
- **Key Features:** A central flex lawn, a multi-event stage, integration of downtown design elements, a small urban dog park, food cart areas, and seasonal synthetic ice rink.

- **Intent:** To visually and functionally connect the park to downtown, enhancing its role as an extension of the urban core.

Detailed Discussion Points

- **Gateway Statement and Arrival Experience:** Potential for a distinctive gateway at Pitkin Street, enhancing visibility and appeal.
- **Managing Park Elements:** Features like the climbing wall or ice rink would be managed similarly to other park facilities, with minimal staffing required for drop-in use.
- **CDOT Engagement:** CDOT is designing improvements around Whitman Park, with construction expected in 2025. They are considering maintaining three lanes on Ute and Pitkin Streets with enhanced crosswalks and possible angled parking on 4th Street.
- **Avoiding Redundancy in Park Features:** Ensuring Whitman Park has unique elements that complement but may not duplicate amenities in other parks.
- **Parking and Accessibility:** Significant surface parking is available nearby, with future improvements to enhance accessibility.
- **Post-Construction Access:** The park will be fully accessible during regular hours after construction.
- **Park Renaming:** Mixed responses to renaming indicate it requires careful consideration.

Next Steps

- **Community Engagement:** Continued sessions to gather further feedback.
- **Timeline:** The project aims to finalize the concept and schematic design by mid-July.

b. Interim Housing

Land Use Code - Work Group Recommendations

Development Process and Objectives

Tamra Allen, the Community Development Director, provided an overview of the Interim Housing Initiative, emphasizing its alignment with City Council goals, the unhoused needs assessment, and inventory studies that underscore the necessity for Interim Housing solutions in Grand Junction. The Code Committee's identification of this issue as a priority led to the formation of a dedicated working group. Public engagement sessions provided critical community feedback, shaping the recommendations to reflect a broad spectrum of perspectives.

Working Group's Focus and Process

The working group conducted extensive research on best practices for Interim Housing, including site visits to the Denver metro area to gain insights into effective strategies and challenges. Public outreach sessions, both virtual and in-person, were instrumental in refining their recommendations.

Draft Regulations Overview

Types of Interim Housing

1. **Interim Shelter Site (ISS):** Temporary shelters for individuals.
2. **Interim Parking Site (IPS):** Safe parking areas for individuals living in their vehicles.

Key Aspects of the Draft Regulations

- **Temporary Use Classification:** ISS and IPS are classified as temporary uses, initially approved for a two-year period.
- **Zoning:** Permitted in mixed-use, commercial, and industrial districts; not allowed in residential zones.
- **Approval Process:** Conditional use permit process via the Planning Commission, with appeals possible to the City Council.
- **Operational Terms and Expansion:** Initial approval caps at 40 units, with potential for expansion upon demonstrating successful operation.

Next Steps

Elizabeth Garvin from Clarion Associates outlined the next steps, emphasizing continued community engagement and refinement of the draft regulations to establish a balanced and effective framework for Interim Housing.

Detailed Presentation Highlights

Objective: Efficient review and approval of Interim Housing projects by the City.

- **Temporary Nature:** Emphasizing the non-permanent classification to prevent long-term establishment.
- **Zoning and Permits:** Focus on non-residential zones with a structured permit process ensuring community oversight.
- **Operational Flexibility:** Allowing for expansion based on operational success, ensuring adaptability to community needs.

Addressing Concerns

Key issues such as parking, access, and community integration were addressed, aiming to balance facilitating Interim Housing with minimizing negative impacts.

Expansion and Development Standards

- **Expansion Criteria:** ISS and IPS can expand beyond initial approval after demonstrating success for six months, regulated to prevent indefinite operation.
- **Development Standards:** Specific standards integrated into the zoning and development code, exempting these sites from usual density, lot coverage, and landscaping requirements due to their temporary nature.

Site Location and Management

- **Location Criteria:** ISS and IPS must be located on lots owned or used by the sponsoring organization.
- **City Responsibility:** The City is not responsible for funding or managing these sites.
- **Shelter Layout:** Up to 40 units per ISS, each unit at least 150 square feet, with 10 feet spacing between units. Sites must be secured and screened.
- **Sanitary Plan:** Ensuring adequate connection to public water and sewer systems, though individual units are not connected.
- **Management Plan:** Addressing security, screening, resident conduct, and transportation, with compliance necessary for approval retention.

Public Feedback and Policy Adjustments

Feedback from public sessions included concerns about funding, tax burden, impact on emergency services, site management, and the need for more outreach. There was a mix of support, opposition, and conditional support based on location and type.

Support Levels

- **Interim Shelter Sites (ISS):**
 - Support: 41 votes
 - Conditional Support: 10 votes
 - Opposition: 11 votes
- **Interim Parking Sites (IPS):**
 - Support: 36 votes
 - Conditional Support: 11 votes
 - Opposition: 18 votes

Shelter Types Discussed and Locations

- **Shelter Types:** Tents, Pallet Shelters, Micro Shelters.
- **Location Preferences:** Mixed support across different zoning districts, with no strong consensus.

Policy Adjustments

- **Safety Enhancements:** Inclusion of specific coverage hours and perimeter checks.
- **Success Criteria:** Defined in draft regulations to guide future evaluations.
- **Beta Testing:** Suggested to assess feasibility and potential challenges before full implementation.

Project Moxie - Jen Lopez

Jen Lopez provided valuable insights on Interim Housing, including funding sources, partnerships with healthcare institutions, and addressing specific needs such as respite care for the homeless and housing for seniors and students. She highlighted the importance of creative solutions and pilot initiatives to demonstrate effectiveness and garner support.

Summary

The presentation and recommendations from the Interim Housing Work Group offer a structured and community-informed approach to Interim Housing solutions in Grand Junction, aiming to address homelessness effectively while balancing regulatory requirements and community needs. Council consensus was to reduce **Shelter Layout** to 30 units per ISS., and to not consider tents due to safety concerns.

c. Park Rules

The discussion delved into the enforcement and implications of park rules, particularly regarding the prohibition of tents and structures during the daytime. Key points included:

1. **Enforcement Procedures:** The police department outlined the process for enforcing park rules, emphasizing that park staff or officers would inform individuals of rule violations and ask them to comply. If individuals refuse to comply, they would be asked to leave, and trespassing charges may be pursued if necessary.
2. **Challenges of Enforcement:** The discussion highlighted the difficulties of enforcing rules, particularly in dealing with entrenched groups of individuals in parks. It was noted that enforcement is more manageable during the day when park staff and officers are more active and engaged with park users.
3. **Impact on Park Maintenance:** Park staff expressed challenges in maintaining parks due to the increasing number of individuals occupying them. They noted that compliance with maintenance activities, such as cleaning and landscaping, has decreased as the number of encampments has grown.
4. **Implementation Timeline:** Some Councilmembers suggested delaying the implementation of the new rules by a month to allow for a smoother transition and to mitigate potential fallout, citing lessons learned from previous park closures.

Overall, the discussion underscored the complex balance between enforcing park rules, ensuring public safety, and maintaining park usability and cleanliness. There was general consensus to add this item to Council's Wednesday agenda for further discussion and possible action.

2. City Council Communication

Council noted the upcoming meeting/workshop agenda topics:

- **June 3rd - Workshop**

1. Streetlight Municipalization
 2. Council Policies (First topic: Budget Preparation and Financial Monitoring Policies)
 3. Sustainability and Adaptation Draft Plan
 4. Impact Fee Update Discussion with Consultant
- **June 4th - Joint Meeting with County Commissioners**
 1. Unhoused Strategy and Next Steps
 2. Business Incubator Center and DOE Site
 3. Beat the Beetle Campaign in Spring
 4. Discussion on 29 Road Interchange
 5. Mine Springs and West Springs Hospital News

The Council concluded its discussion by directing staff to add two additional items to Future Workshop Topics.

1. Firefighters Collective Bargaining
2. Orchard Mesa Pool and School District 51

3. Adjournment

There being no further business, the Workshop adjourned at 9:12 p.m.

Grand Junction City Council
Minutes of the Regular Meeting
May 15, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 15th day of May 2024 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz, and Council President Abram Herman. Councilmember Jason Nguyen was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Transportation and Engineering Director Trenton Prall, Parks and Recreation Director Ken Sherbenou, Deputy City Clerks Selestina Sandoval, and Krystle Koehler.

Council President Herman called the meeting to order. Councilmember Kennedy led the Pledge of Allegiance, followed by a moment of silence.

Proclamation

Proclaiming May 12 - May 18, 2024 as National Police Week

Councilmember Kennedy read the proclamation; Police Chief Matt Smith accepted the proclamation and introduced Mesa County Sheriff Todd Rowell, Police Chief David Krouse, Lieutenant Nick Peck from Fruita Police Department, Deputy Chief Bill Baker, Sergeant Stan Ancell, Police Officer Arnold Naik, and Commander Sean Crocker.

Proclaiming May 19 - May 25, 2024 as National EMS Week

Councilmember Stout read the proclamation; Deputy Fire Chief Gus Hendricks and Emergency Medical Services (EMS) Chief Mark McIntire accepted the proclamation. EMS Chief Mark McIntire thanked Council for their continued support.

Proclaiming May 18, 2024 as Colorado Public Lands Day

Council President Herman read the proclamation, and he will be presenting it Saturday May 18th at the River Front Festival.

Public Comments

Sherrie Harmon expressed her concern regarding the Orchard Mesa Cemetery.

Karol Ward shared she is actively seeking ways to save the Orchard Mesa Pool.

Interim City Manager Report

Interim City Manager Phillips had no report.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave updates on the Historic Preservation Board, and the Forestry Board.

Councilmember Kennedy shared information about the Grand Junction Regional Airport Authority, and Grand Junction Economic Partnership.

Council President Pro Tem Reitz had updates about the Grand Junction Housing Authority, Visit Grand Junction, and had an annual update regarding Rides and Vibes.

Councilmember Stout shared that she attended a community meeting for Mind Springs and her new board Air Service Alliance will meet June 7th.

Council President Herman also had updates on the Rides and Vibes event.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the April 29, 2024 Workshop
- b. Minutes of the May 1, 2024 Special Meeting
- c. Minutes of the May 1, 2024 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Making Supplemental Appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2024 and Ending December 31, 2024, and Setting a Public Hearing for June 5, 2024

3. Agreements

- a. Authorization to Defer TCP Fees for Blackout Sports

4. Procurements

- a. Construction Contract for 27 Road Safe Routes to School Project (SRTS)

Regular Agenda

A Resolution Authorizing the Interim City Manager to Sign a Contingent Offer to Purchase Property at or Near 2767- 2773 C 1/2 Road Including Two Unaddressed Parcels in Grand Junction, Colorado

The City Council has been presented with the opportunity to purchase approximately 12.5 acres of property adjacent to the Colorado River (Property) for \$1,855,000. The Property is located at/near 2767-2773 C ½ Road and includes two unaddressed parcels owned by the Sellers in south Grand Junction. The Property, if purchased, will, among other things, provide the land necessary for completing the Riverfront trail. After discounting the purchase price by \$190,000 for a life estate to Bennie Skinner, the balance will be paid in equal amounts by the City, Mesa County, and Colorado Parks & Wildlife (CPW). After the purchase, the City will convey a conservation and trail easement (C&TE) to CPW at no cost. The C&TE will concern approximately 5.5 acres of the Property. The public will not be allowed to access the Property until construction of the trail is complete. When complete, the City will assume management responsibilities for the C&TE easement area in accordance with a management plan. The City and Mesa County have not determined the eventual use of the 7+/- acres; however, each has committed to a *public use* of that portion of the Property, with one such possible use being for workforce, affordable and/or attainable housing.

City Attorney John Shaver, and Director of Engineering and Transportation Trenton Prall presented this item.

Conversation highlighted how exciting it will be to complete the Riverfront Trail, if this item will come back to the council for approval as it is based on a contingency in the contract and gratitude to staff for working on this project and completing the trail.

The public comment period opened at 6:07 pm.

There were no public comments.

The public comment period closed at 6:07 pm.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Resolution No. 36-24, a resolution authorizing the Interim City Manager to sign a Contingent Offer to Purchase Property at or Near 2767 - 2773 C 1/2 Road including two unaddressed parcels owned by the sellers in Grand Junction, Colorado. Motion passed unanimously by roll call vote.

A Resolution Updating City Park Rules

As happens every year or two, the Parks and Recreation department is in the midst of updating park rules. This effort also involves redesigning park rule signs for a more effective presentation. With the redesign, a few rule changes are proposed. These changes are in the spirit of acknowledging that the parks and recreation system is growing and, with that growth, the system is more susceptible to negative behavior in

the parks, including increased vandalism. As such, staff proposed changes to the rules and the rules' presentation. The updated rules are proposed to help make the parks safer and more attractive to the entire community.

Parks and Recreation Director Ken Sherbenou, and Police Chief Matt Smith presented this item.

Conversation discussed opportunities to work together and solve problems, the health and safety of everyone, respecting each other, and the danger tents that are being erected in public parks pose to our police officers.

The public comment period opened at 6:31 pm.

Jared Carty, Tyler Glassman, and Tammi Hickie are in support of this item.

Ashley, Andy Sweet, Li hua Le, Lee Peak, Gerika Thristen, Bishop Walden, Kylee Mayfield, Jade Beachem, and Kristen Sidell, spoke in opposition of this resolution.

Council took a break at 7:03 pm and resumed at 7:12 pm.

Mya (no last name given), Ken Hyland, Stephania Vasconez, Richard Crespin, Zachary Drake, and Sherry Cole, spoke in opposition of this resolution.

Lisa Fry, Ruth Kennent, Rochelle Fleck, Nina Anderson, Baird Brown, and Hogan Peterson spoke in support of this item.

Chris Masters, Chief of staff with Homeward Bound shared the facility is not at capacity and space is available for homeless individuals.

The public comment period closed at 7:51 pm.

Conversation ensued ensuring the community Council is listening to their concerns. The level of violence, mental and health issues are observed at Desert Vista, and building a plan to get to a better solution were discussed. Comments were made that parks should be accessible, and that this is a very difficult decision that people all over the world are trying to solve. The effective date of the resolution was also discussed.

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 37-24, a resolution adopting the 2024 Park rules. Motion passed by roll call vote 5-1, with Councilmember Beilfuss voting No.

Non-Scheduled Comments

There was none.

Adjournment

Meeting adjourned at 8:29 pm.

Selestina Sandoval, CMC

City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: June 5, 2024

Presented By:

Department: City Attorney

Submitted By:

Information

SUBJECT:

Introduction of an Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law and Setting a Public Hearing for July 3, 2024

RECOMMENDATION:

Introduce Ordinance ____ on first reading, pass the ordinance for publication in pamphlet form and set a public hearing for July 3, 2024.

EXECUTIVE SUMMARY:

The Downtown Development Authority (DDA) was formally established in 1981 with the mission of preventing blight and maintaining and improving property values through investment in the DDA area, according to a plan of development adopted by the DDA Board and City Council. The DDA is funded in part through tax increment financing (TIF) revenues. In 2008, the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional 20-year term which expires 12/31/2032. Recently, that law was amended with SB 23-175, which now allows additional 20-year periods to extend the time the DDA may utilize tax increment financing upon authorization of the City Council.

Adoption of the ordinance would extend the DDA TIF authorization for a 20-year period beginning January 1, 2033, and expiring December 31, 2052. The DDA Board requests the City Council approve the ordinance and the consequential funding of the TIF authority for an additional 20 years, which will allow the DDA to fully implement its statutory objectives and purposes as described in the DDA's current Plan of Development.

BACKGROUND OR DETAILED INFORMATION:

TIF provides that a portion of ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary and sales tax revenues attributable to the growth of retail activity, combined as tax increment revenues, are used exclusively for debt service for DDA undertakings.

The property tax TIF revenues are derived from mill levy assessed by local taxing authorities within the DDA, including the City, Mesa County, School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District. The state statute requires that 50 percent of the increment revenues are allocated to the DDA. The second 50 percent is optional. Currently, the City and the School District both allocate 100 percent of the property tax TIF. In addition to this, the City allocates 100 percent of sales tax revenue increment.

The additional extensions allowed by SB 23-175 continue to require the first 50 percent tax increment with the base being adjusted annually.

FISCAL IMPACT:

Based on final mill levy certifications from Mesa County for 2024 it is estimated that the DDA will receive approximately \$2 million in property tax TIF; School District \$1.4 million, City \$250,000, Mesa County \$175,000, DDA itself \$78,000, Library \$47,000, with the remaining \$50,000 coming from smaller taxing jurisdictions such as Mosquito District and Grand Valley Drainage District.

For 2024, it is estimated that the DDA will receive \$718,000 in sales tax TIF from the City.

SUGGESTED MOTION:

I move to (introduce Ordinance _____ on first reading, pass the Ordinance for publication in pamphlet form and set a public hearing for July 3, 2024/ not introduce Ordinance on first reading and not pass pass the Ordinance for publication in pamphlet form and not set a public hearing for July 3, 2024.)

Attachments

- 1. ORD-20 Year Extension 20240522

1 ORDINANCE NO. ____

2

3 AN ORDINANCE EXTENDING THE PERIOD DURING WHICH THE GRAND JUNCTION, COLORADO
4 DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MAY COLLECT AND ALLOCATE A SALES AND PROPERTY
5 TAX INCREMENT TO FUND THE CAPITAL AND OPERATIONS OF THE DDA AS PROVIDED BY LAW

6 Recitals:

7 The Grand Junction, Colorado Downtown Development Authority (“Authority” or “DDA”) adopted a Plan
8 of Development for the Authority. The DDA plan and boundaries were initially approved by the Grand
9 Junction City Council (“Council”) on December 16, 1981, pursuant to Colorado law.

10 Since that time, several people and entities owning property near or within the DDA, pursuant to §31-
11 25-822, C.R.S. and the Plan, have petitioned for inclusion within the Authority’s boundaries. The
12 boundaries of the DDA have been expanded by various ordinances duly and lawfully adopted by the City
13 Council. With Ordinance 4881, as amended by Ordinance 4937, the City Council adopted the DDA’s
14 2019 *Vibrant Together* Plan of Development (“Plan” or “POD”).

15 Over the course of the years of the Authority’s existence it has engaged in a number of substantial
16 projects including the renovation of the Avalon Theatre and Two Rivers Convention Center, the
17 development of Las Colonias Park and the redevelopment of the Dos Rios property as well as the
18 elimination of slum and blight at 200 Rood Avenue, near the corner of 2nd Street and Colorado Avenue,
19 the reconstruction of 7th Street, Colorado Avenue, and the renovation of Main Street.

20 In 2008 the Colorado general assembly passed SB 08-170 amending the Downtown Development
21 Authority Act by extending the period that a DDA may utilize tax increment financing. Pursuant to that
22 law the City Council as the governing body for the DDA approved Ordinance 4494 which extended the
23 lawful right of the Authority to allocate and collect property and sales taxes for financing the purposes
24 of the Authority for an additional twenty years. The DDA statute previously permitted one twenty-year
25 extension; however, the law was recently amended by Senate Bill 23-175 to allow for additional twenty-
26 year extension of the period of time that a downtown development authority may utilize tax increment
27 financing. The law, as amended by SB 23-175, provides that prior to the expiration of any previously
28 approved extension and by and with the passage of an ordinance by the governing body, the City
29 Council may approve twenty-year period to extend the time the Authority may utilize tax increment
30 financing (“the Additional Extension”).

31 According to the law on the first day of the Additional Extension, January 1, 2033, the established base
32 year for the allocation of property taxes (“Base”) must be advanced by one year, and the Base must be
33 advanced by one year for every additional year through the completion of the Additional Extension.

34 The DDA Board has requested that the City Council approve this extension ordinance. The approval of
35 the Ordinance and the consequential funding of the Authority for 20 additional years will allow the
36 Authority to fully implement its statutory objectives and purposes all as more particularly described in
37 the Authority’s POD. To the extent necessary or required this Ordinance shall serve to amend and to
38 extend the allocation and collection of property and sales taxes as heretofore imposed and collected in
39 the tax increment fund (“TIF”) districts for an additional 20 years as provided by Colorado law.

40 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,
41 COLORADO, that.

42 1. The City Council hereby incorporates the foregoing Recitals in support of the approval of a 20-
43 year extension, the Additional Extension, of the period during which the Grand Junction Downtown
44 Development Authority may allocate and collect property and sales taxes.

45 2. That the Additional Extension term shall commence in 2033 for the taxes payable in 2034 and
46 thereafter.

47 3. On the first day of the Additional Extension the base year for the allocation of property taxes
48 must be advanced by one year, and the base must be advanced by one year for every additional year
49 through the completion of the Additional Extension.

50 4. The City Council hereby finds and determines that approval of this Ordinance will serve a public
51 use and purpose; will promote the health, safety, prosperity, security and general welfare of the
52 inhabitants of the City and of its central business district; will halt or prevent the deterioration of
53 property values or structures; will halt or prevent the growth of blighted areas; will assist the City and
54 the Authority in the development and redevelopment of the district and in the overall planning to
55 restore or provide for the continuance of the economic health; and will be of specific benefit to the
56 property included within the Authority and the TIF districts.

57 6. Adoption of this Ordinance does not, shall not and will not provide for or allow or authorize
58 receipt or expenditure of tax increments without requisite statutory and Plan compliance.

59 INTRODUCED on first reading this 5th day of June 2024 and ordered published in pamphlet form.

60 PASSED and ADOPTED this ___ day of July 2024 and ordered published in pamphlet form.

61
62 _____
63 Abram Herman
64 President of the City Council
65

66 Attest:
67 _____
68 Selestina Sandoval
69 City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: June 5, 2024

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 651 25 Road for the F 1/2 Parkway Project - Phase 2

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The F 1/2 Parkway Project, Phase 2, requires right of way and easements to be acquired from adjacent properties for future road improvements and utility relocation. This resolution authorizes the City Manager to sign a Memorandum of Agreement with Applewood Lane, LLC for the amount of \$265,000.

BACKGROUND OR DETAILED INFORMATION:

In the fall of 2019, Grand Junction voters authorized the City to issue \$70 million in debt to expand City collector and arterial roads throughout the community. Construction on 24 and G Road is complete, and the first phase of the F 1/2 Parkway project between 24 Road and 24 1/2 Road is currently under construction. Phase 2 of the project, from 24 1/2 Road to the intersection of 25 Road and Patterson, is in the Right-of-Way acquisition and design process.

The proposed roadway includes travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F 1/2 Parkway and 24 1/2 Road.

The Project requires the acquisition of a right of way, a multipurpose easement, and a temporary construction easement from property identified as 651 25 Road. The subject

property is improved with a manufactured home (personal property) that will be relocated separately as part of the project.

Approximately 24,322 square feet of right of way (RW-37A & RW-37B) and 5,235 square feet as a remainder parcel (RM-37) will be acquired in fee. 2,192 square feet of multi-purpose easement (MPE-37A) and 1,125 square feet of temporary construction easement (TCE-37A) will be purchased. Improvements being acquired include the contributory value of gravel, grass, three trees, and 15 driveway markers.

The City obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the portion of the property. The property owner also acquired an appraisal on their behalf. A final settlement was reached of \$265,000.

FISCAL IMPACT:

The cost of the acquisition of right of way, multipurpose easement and a temporary construction easement is included in the 2024 Adopted Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 38-24, a resolution authorizing the purchase by the City of a portion of real property at 651 25 Road owned by Applewood Lane, LLC and ratifying actions heretofore taken in connection therewith.

Attachments

- 1. Vicinity and Parcel Map
- 2. F.5_Parkway_MOA_Parcel-37_ApplewoodLane_LL
- 3. Resolution - Parcel-37-F.5 Pkwy -651_25 RD

N:\Landproj\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\RIGHT OF WAY.dwg, 4/3/2024 8:05:20 AM

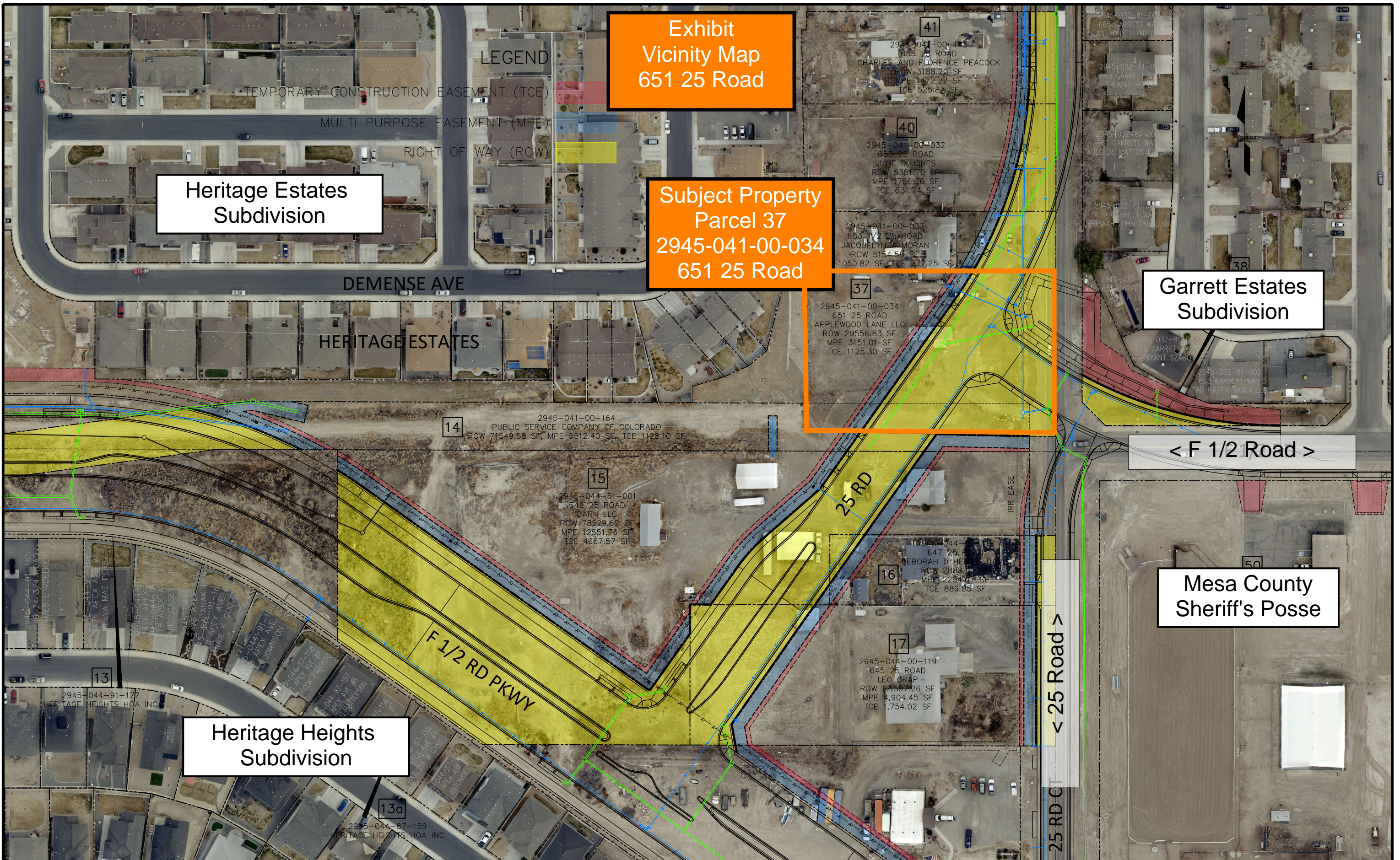


Exhibit
Vicinity Map
651 25 Road

Heritage Estates
Subdivision

Subject Property
Parcel 37
2945-041-00-034
651 25 Road

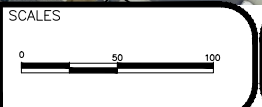
Garrett Estates
Subdivision

Mesa County
Sheriff's Posse

Heritage Heights
Subdivision

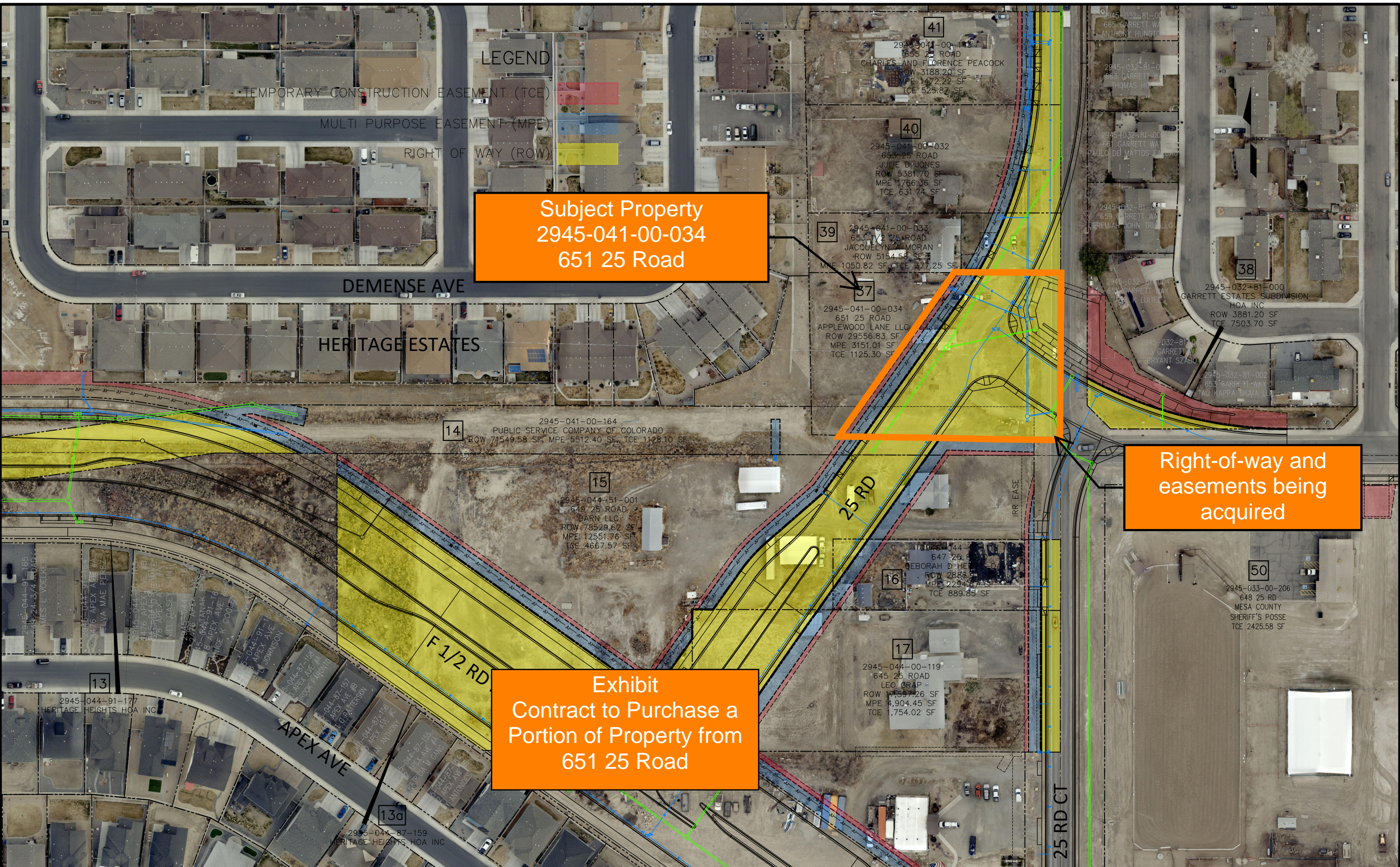
REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2022
DESIGNED BY	JCS	DATE	2022
CHECKED BY	KH	DATE	2022
APPROVED BY	ICP	DATE	2022



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306L

F 1/2 ROAD PARKWAY
RIGHT OF WAY - 2
April 3, 2024



LEGEND

- TEMPORARY CONSTRUCTION EASEMENT (TCE) [Red box]
- MULTI PURPOSE EASEMENT (MPE) [Blue box]
- RIGHT OF WAY (ROW) [Yellow box]

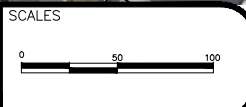
Subject Property
 2945-041-00-034
 651 25 Road

Right-of-way and easements being acquired

Exhibit
 Contract to Purchase a
 Portion of Property from
 651 25 Road

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2022
DESIGNED BY	JCS	DATE	2022
CHECKED BY	KH	DATE	2022
APPROVED BY	ICP	DATE	2022



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306L

F 1/2 ROAD PARKWAY
RIGHT OF WAY - 2
 April 3, 2024

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): Applewood Lane, LLC
	Parcels: RW-37A, RW-37B, MPE-37A, TCE-37A, RM-37

This Memorandum of Agreement (“Agreement”) is made and entered into this 30th day of April, 2024, by and between **Applewood Lane, LLC** hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project (“Project”). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road (“Project Improvements”). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 651 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-041-00-034, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-37A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 22,130 square feet (0.51 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “B”; and also

Parcel No. RW-37B: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 2,192 square feet (0.05 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and also

Parcel No. MPE-37A: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 3,151 square feet (0.07 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “E” and depicted on the accompanying graphic illustration labeled Exhibit “F”; and also

Parcel No. TCE-37A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 1,125 square feet (0.03 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “G”. The City’s required duration of use for Parcel No. TCE-37A is 24 months; and also

Parcel No. RM-37: A parcel of land in fee simple identified as a remnant, which the City is willing to acquire, containing a total area of 5,235 square feet (0.12 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “H” and depicted on the accompanying graphic illustration labeled Exhibit “I”. The subject Parcels are described in the accompanying legal descriptions and depicted on the accompanying graphic illustrations.

The above referenced real property interests may be referred to collectively hereafter as the “Acquired Property”.

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-37A:	22,130 sq.ft. @ \$7.00/sq.ft.	= \$154,910
Parcel No. RW-37B:	2,192 sq.ft. @ \$7.00/sq.ft. x 5%	= \$767
Parcel No. MPE-37A:	3,151 sq.ft. @ \$7.00/sq.ft. x 50%	= \$11,028
Parcel No. TCE-37A:	1,125 sq.ft. @ \$7.00/sq.ft. x 10% /year x 2 years	= \$1,575
Parcel No. RM-37:	5,235 sq.ft. @ \$7.00/sq.ft.	= \$36,645

Total Land & Easement Value = \$204,925

Improvements:

• Site Improvements	= \$3,000
Total Improvements Contributory Value	= <u>\$3,000</u>
Subtotal (Rounded)	= <u>\$207,900</u>

Administrative Settlement = \$57,100

**Total Consideration = \$265,000
(rounded)**

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-37A, RW-37B, & RM-37.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-37A.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcel No. TCE-37A.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. Applewood Lane, LLC hereby authorizes the relocation of the Mobile Home owned by Jacquelyn A. Moran on the subject remainder site at 651 25 Rd as depicted in Exhibit "J". This includes constructing a foundation, modifying the gravel access and parking areas, providing utility connections and associated appurtenances as may be needed for the Mobile Home.

6. The Mobile Home owned by Jacquelyn Moran (1995 Redman, 14' x 52', #13515082 as identified by Mesa County Assessors) will be relocated as personal property pursuant to federal relocation policy as defined in the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended ("Uniform Act"). The Uniform Act is codified at [49 CFR Part 24, Subpart D](#). This will be coordinated separately with its owner, Jacquelyn A. Moran.
7. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
8. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
9. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
10. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner: Applewood Lane, LLC

By: 

Michael Moran, Manager

The City of Grand Junction,
a Colorado home rule municipality:

Andrea Phillips, Interim City Manager

Exhibit A

LEGAL DESCRIPTION

2945-041-00-034

RIGHT-OF-WAY PARCEL NO. RW-37A

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 43.01 feet to a point on the East Line of said Parcel of land as described in Reception Number 2790461; thence N89°56'56"W, a distance of 12.75 feet to a point on the North line of Parcel RM-37 being the Point of Beginning;

thence along the said North line the following four (4) courses 1) Northwesterly along the arc of a 530.00 foot radius curve concave Northeasterly, a distance of 46.17 feet thru a central angle of 04°59'27" whose chord bears N57°04'27"W a distance of 46.15 feet, 2) N54°34'44"W a distance of 16.37 feet, 3) S80°25'16" W a distance of 34.53 feet, 4) S35°25'16"W a distance of 63.41 feet to a point on the South line of said Parcel of land as described in Reception Number 2790461, thence along said South line N88°42'45"W, a distance of 86.98 feet; thence N35°25'16"E, a distance of 182.76 feet; thence Northeasterly along the arc of a 470.00 foot radius curve concave Northwesterly, a distance of 42.30 feet thru a central of angle of 05°09'25" whose chord bears N32°50'34"E, a distance of 42.29 feet to a point on the North line of said Parcel as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 81.43 feet to the Northwest Corner of Right-of-Way Parcel No. RW-37B; thence the following four (4) courses along the West line of said Right-of-Way Parcel No. RW-37B: 1)S00°00'32"E, a distance of 37.09 feet, 2) S00°16'11"W, a distance of 49.28 feet, 3) S00°26'16"W, a distance of 50.67 feet; 4) S00°21'15"E, a distance of 26.56 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,130 Square Feet or 0.51 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81601



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

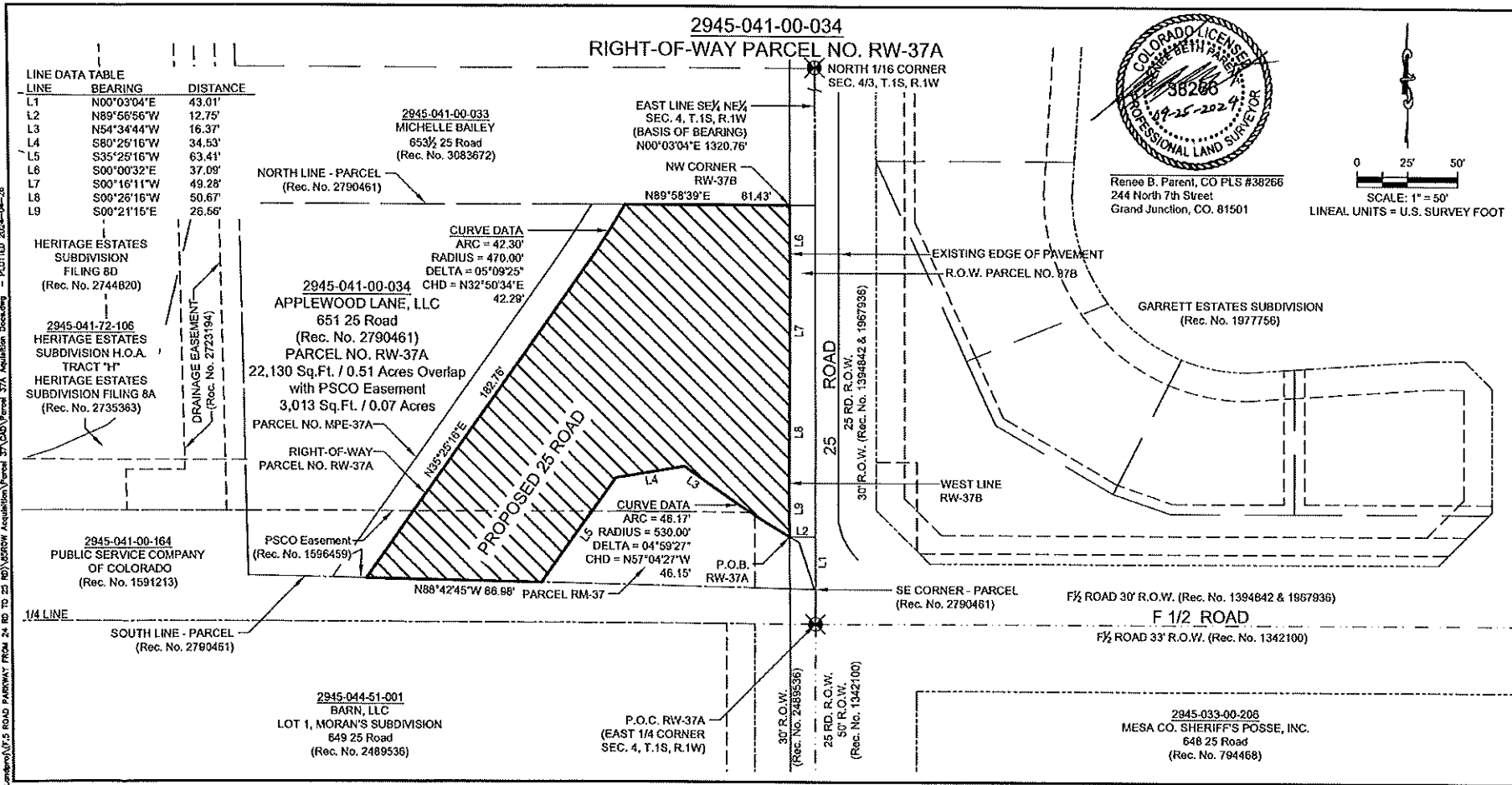
DRAWN BY: NCWM/JH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-034
Located in a part of the SE¼, NE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit B



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
-	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCWM/JH
DATE: 4-25-2024
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE 1/4 NE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING & TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

Exhibit C

LEGAL DESCRIPTION

2945-041-00-034

RIGHT-OF-WAY PARCEL NO. RW-37B

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E along said East line, a distance of 17.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2790461 and being the Point of Beginning; thence N88°42'45"W, a distance of 0.60 feet along the South line of said parcel as described in Reception Number 2790461, thence N17°35'39"W a distance of 24.22 feet; thence Northwesterly along the arc of a 530.00 foot radius curve concave northeasterly, a distance of 5.56 feet thru a central angle of 00°36'03" whose cord bears N59°52'12"W, a distance of 5.56 feet to the West edge of the open, used, and historic Right-of-Way for 25 Road; thence the following four (4) courses along said West edge:

1) N00°21'15"W, a distance of 26.56 feet, 2) N00°26'16"E, a distance of 50.67 feet, 3) N00°16'11"E, a distance of 49.28 feet, 4) N00°00'32"W, a distance of 37.09 feet to a point on the North line of said parcel of land as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 12.44 feet to the Northeast Corner of said Parcel as described in Reception Number 2790461 being a point on the East line of said SE1/4 NE1/4 of said Section 4; thence S00°03'04"W along said East line, a distance of 189.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2,192 Square Feet or 0.05 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec. No.	Reception Number
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

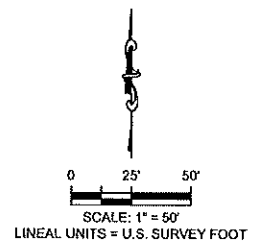
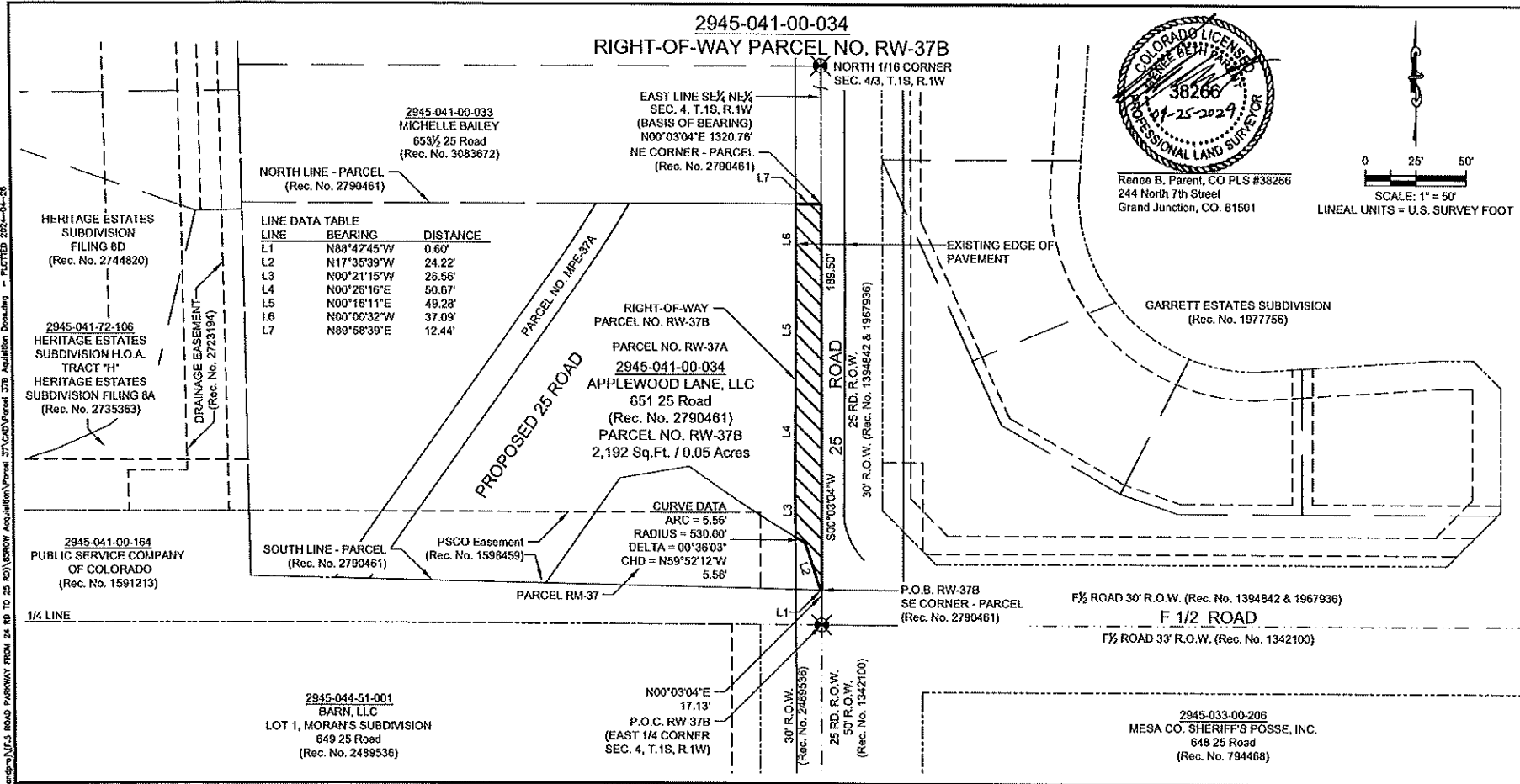
DRAWN BY: NCW/MJH
DATE: 12-30-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-041-00-034
Located in a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit D



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°42'45"W	0.60'
L2	N17°35'39"W	24.22'
L3	N00°21'15"W	26.56'
L4	N00°26'16"E	50.67'
L5	N00°16'11"E	49.28'
L6	N00°00'32"W	37.09'
L7	N89°58'39"E	12.44'

\p\submittals\with\plan\check\standard\1\1\5 ROAD PROPOSED RW 25 RD TO 25 RD\2020\Acquisition\Parcel_2790461\Parcel_2790461.dwg
 2790461.dwg
 2024-04-25
 2024-04-25

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
-	Approximately	F#	Filing Number
PSC0	Public Service Company of Of Colorado		

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DRAWN BY: NCW/MJH
 DATE: 4-25-2024
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 50'

Portion of 2945-041-00-034
 Located in a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

Exhibit E

LEGAL DESCRIPTION

2945-041-00-034

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-37A

A fourteen foot (14') wide Parcel of land being a portion of the land as described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E, a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E along said East line, a distance of 17.13 feet to the Southeast Corner of the parcel of land as described in Reception Number 2790461; thence N88°42'45"W, a distance of 222.62 feet along the South line of said Parcel as described in Reception Number 2790461 to the Southwest Corner of Right-of-Way Parcel No. RW-37A being the Point of Beginning; thence continuing along said South line of the Parcel as described in Reception Number 2790461, N88°42'45"W, a distance of 16.91 feet; thence N35°25'16"E, a distance of 192.25 feet; thence Northeasterly along the arc of a 456.00 foot radius curve concave Northwesterly, a distance of 32.82 feet thru a central angle of 04°07'26" whose chord bears N33°21'33"E, a distance of 32.81 feet to a point on the North line of said Parcel as described in Reception Number 2790461; thence N89°58'39"E along said North line, a distance of 16.30 feet to the Northwest Corner of Right-of-Way Parcel No. RW-37A; thence the following two (2) courses along the Westerly line of said Parcel RW-37A;
 1) Southwesterly along the arc of 470.00 foot radius curve concave Northwesterly, a distance of 42.30 foot thru a central angle of 05°09'25" whose chord bears S32°50'34"W, a distance of 42.29 feet, 2) S35°25'16"W, a distance of 182.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 3,151 Square Feet or 0.07 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCWMJH
 DATE: 12-13-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: N/A

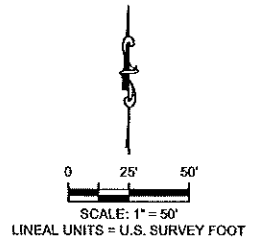
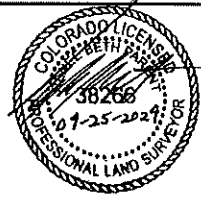
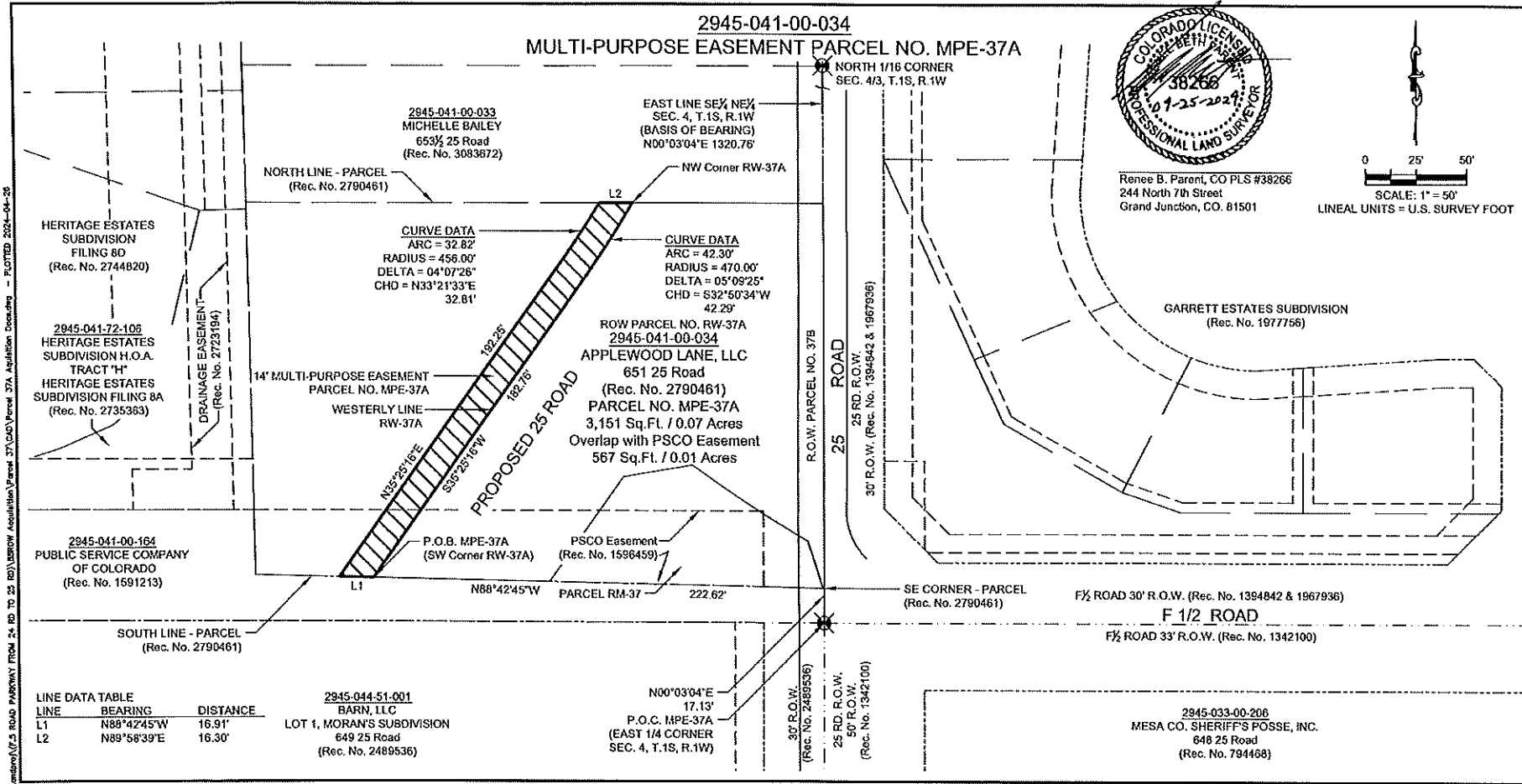
Portion of 2945-041-00-034
 Located in a part of the SE¼ NE¼
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

\\pubworks-wfs\vol_01\Users\lucero\CS-5 ROAD PARALLEL FROM 24 RD TO 25 RD\BROW Aquation\Parcel 37\CAD\Parcel 37A Aquation Decoding - PLOTTED 2022-12-15

Exhibit F



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N88°42'45"W	16.91'
L2	N89°58'39"E	16.30'

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
-	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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DRAWN BY: NCWR/MJH
 DATE: 4-25-2024
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 50'

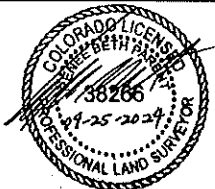
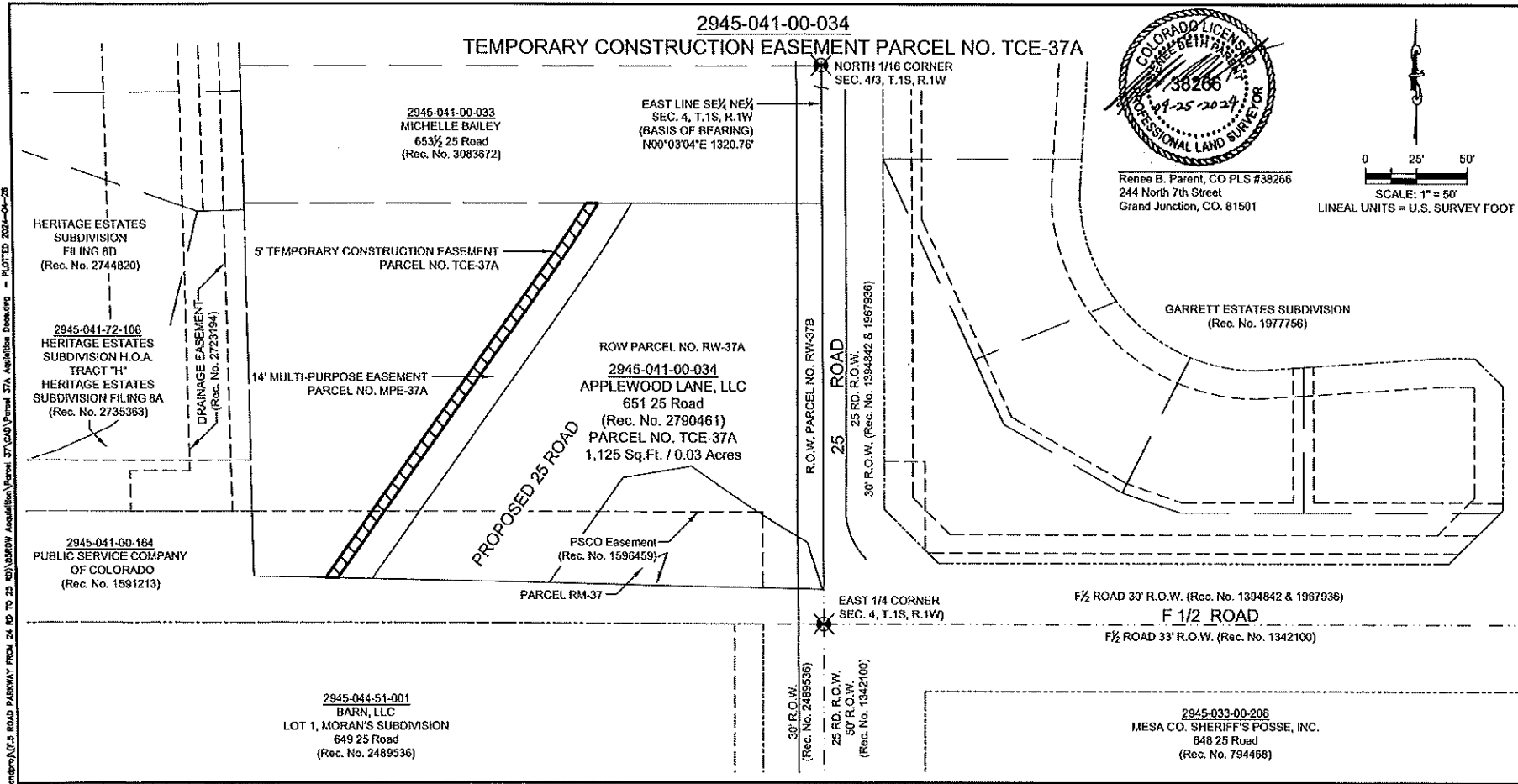
Portion of 2945-041-00-034
 Located in a part of the SE 1/4 NE 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF Grand Junction COLORADO

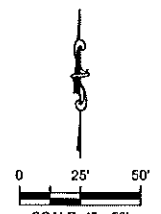
ENGINEERING & TRANSPORTATION DEPARTMENT
 PROJECT NO. 207-F210306

V:\subdivisions\2024\2024-04-25 (RD, TO, 25, RD)\BORROW Acquisition\Parcel 37A CAD\Parcel 37A Acquisition Drawing - PLOTTED 2024-04-25

Exhibit G



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501



\\publishers-mk\vol_1\m_data\mdata\Acquisition\Parcel 271\CA\Parcel 271_Acquisition\Drawings - PLOTTED\2024-04-25

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
P.O.B.	Point of Beginning	No. Number
R.O.W.	Right-of-Way	RW RIGHT-OF-WAY
SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
-	Approximately	F# Filing Number
PSCO	Public Service Company of Colorado	

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DRAWN BY: NCW/MJH
DATE: 4-25-2024
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

Exhibit H

LEGAL DESCRIPTION

2945-041-00-034

REMAINDER PARCEL NO. RM-37

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 17.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2790461; thence along the South line of said parcel N88°42'45"W, a distance of 0.60 feet to a point on the West line of Parcel RW-37B being the Point of Beginning; thence along the said West line N17°35'39"W, a distance of 24.22 feet; thence the following four (4) courses 1) Northwesterly along the arc of a 530.00 foot radius curve concave Northeasterly, a distance of 51.72 feet thru a central angle of 05°35'30" whose chord bears N57°22'29"W a distance of 51.70 feet, 2) N54°34'44"W a distance of 16.37 feet, 3) S80°25'16"W a distance of 34.53 feet, 4) S35°25'16"W a distance of 63.41 feet to a point on said South line of the Parcel of land as described in Reception Number 2790461, thence along said South line S88°42'45"E, a distance of 135.04 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,235 Square Feet or 0.12 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\Publicworks-wb\val\m\Date\Legend\VP-5 ROAD PASEWAY FROM 24 RD TO 25 RD\Borrow Acquisition\Parcel 37\GUT\Parcel 37A Acquisition Descr.dwg - PLOTTED: 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
-	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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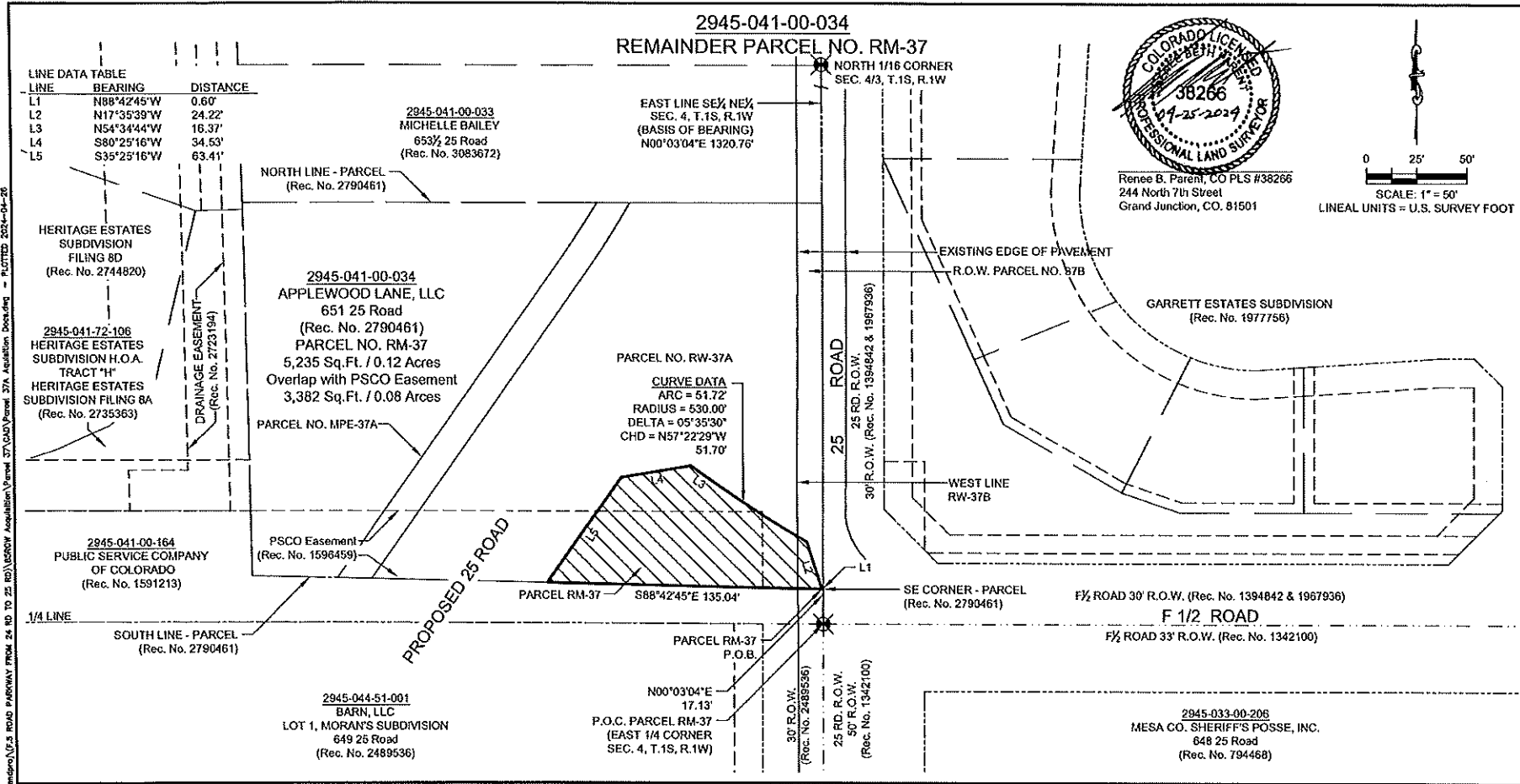
DRAWN BY: NCW/MJH
 DATE: 12-13-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: N/A

Portion of 2945-041-00-034
 Located in a part of the SE¼ NE¼
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. 207-F210306

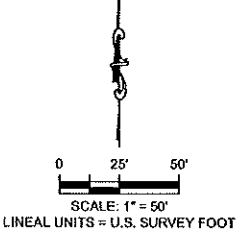
Exhibit I



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N88°42'45"W	0.60'
L2	N17°35'39"W	24.22'
L3	N54°34'44"W	16.37'
L4	S80°25'16"W	34.53'
L5	S35°25'16"W	63.41'

2945-041-00-034
REMAINDER PARCEL NO. RM-37



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
-	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

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DRAWN BY: MJH
DATE: 4-25-2024
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE 1/4 NE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

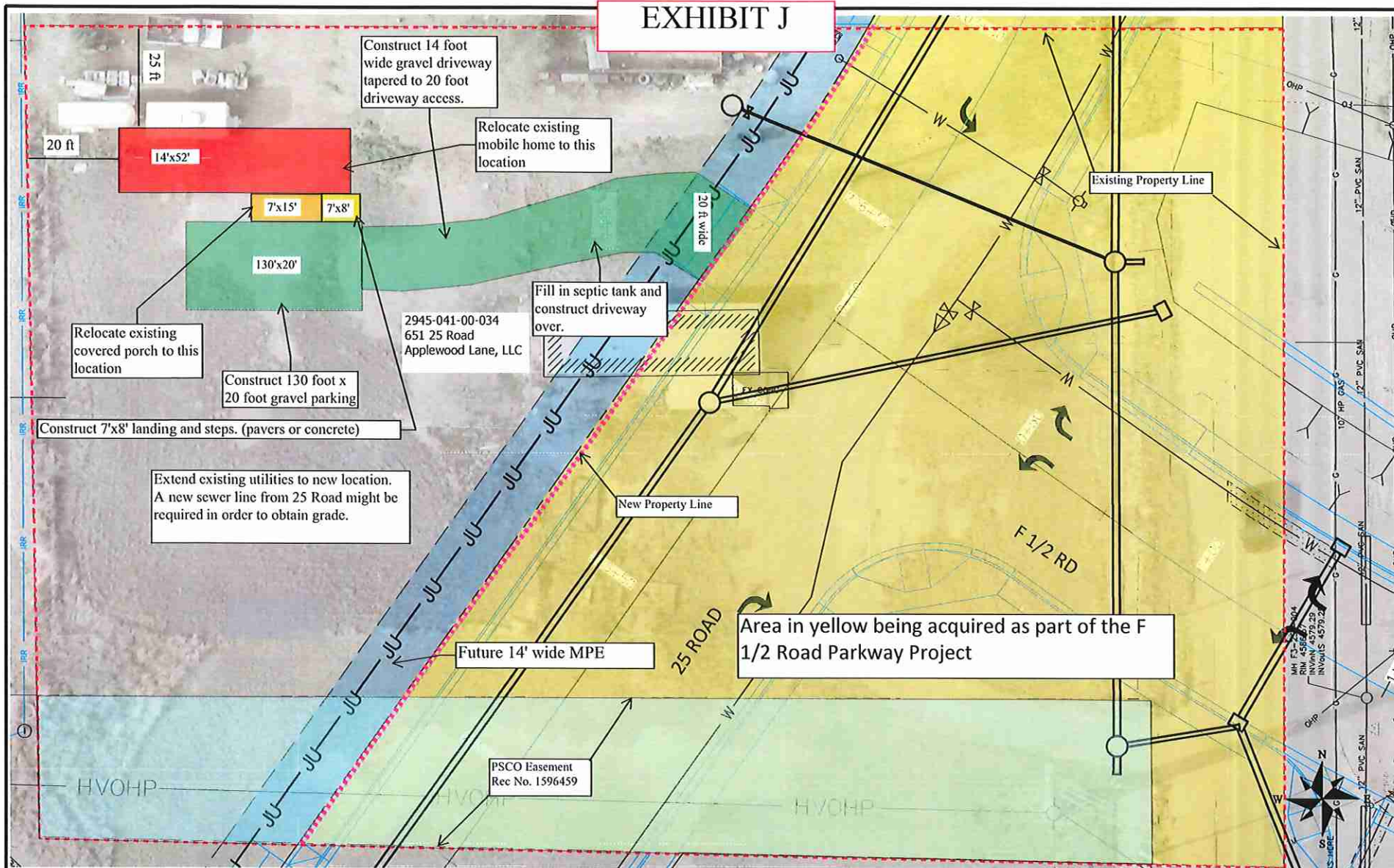


EXHIBIT J

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISED ON Δ REV. 1			JCS	DATE 2024	
REVISED ON Δ REV. 2			JCS	DATE 2024	
REVISED ON Δ REV. 3			BH	DATE 2024	
REVISED ON Δ REV. 4			BH	DATE 2024	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 202-F210906L

F 1/2 ROAD PARKWAY
651 25 RD, ALT. SITE PLAN
Revised November 17, 2023

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

651 25 Road

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 30th day of April 2024 by and between **Applewood Lane, LLC**, hereinafter referred to as "Owner", whose address is 864 Haven Crest Ct. S. Grand Junction, CO 81506, and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "City".

RECITALS:

- A. The City Council of the City has determined that constructing improvements for the F 1/2 Road Parkway, a principal arterial roadway which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of asphalt, concrete curb and gutters, driveways and sidewalks and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of 651 25 Road as identified in the document recorded with Reception Number 2790461, in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration as herein stated, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

- 1. The Owner hereby grants and conveys to the City one (1) Temporary Construction Easement within the limits of the Owner's Property as depicted on the attached **Exhibit "A"** which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.
- 2. The term of the City's use of the Temporary Construction Easement herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Area or interfere with City's access, use or operation within the Easement without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easement shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 24 months from the date of presentation of the written notice to Owner.
- 3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. The City agrees that this Agreement shall not be recorded nor otherwise entered into the permanent record of any land office. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.

4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements, vegetation, trees or surface cover that were acquired by City as consideration for this Easement and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated April 30, 2024.
5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

Applewood Lane, LLC

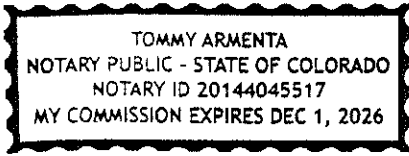
By: Michael Moran
Michael Moran, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of April 2024 by **Michael Moran** as **Manager of Applewood Lane, LLC**.

My commission expires 12.1.2026
Witness my hand and official seal.

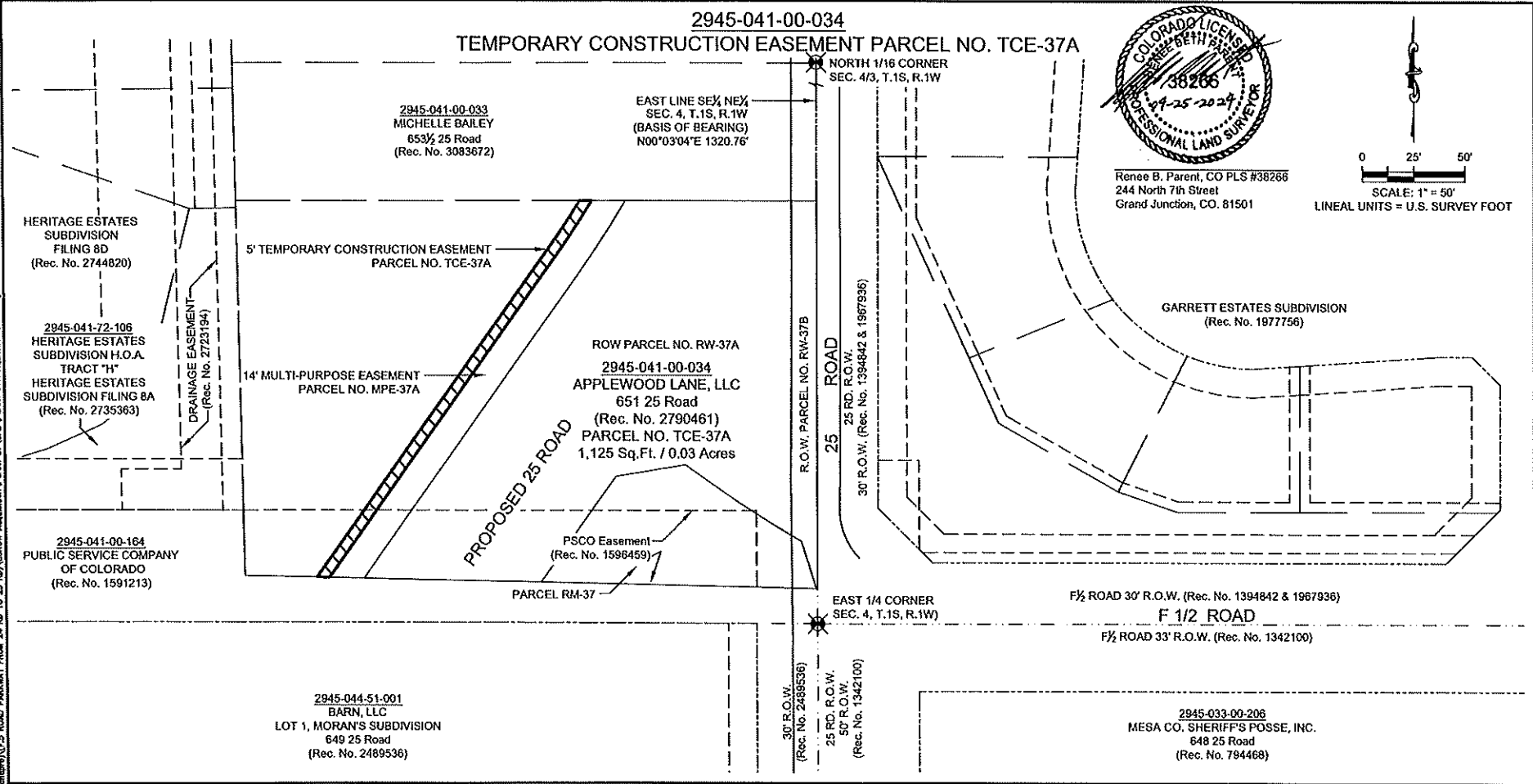
Tommy Armenta
Notary Public



City of Grand Junction,
a Colorado home rule municipality:

Andrea Phillips, Interim City Manager

Exhibit A



ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception No. Number
P.O.B.	Point of Beginning	
R.O.W.	Right-of-Way	RW RIGHT-OF-WAY
SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
~	Approximately	F# Filing Number
PSCO	Public Service Company of Colorado	

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DRAWN BY:	NCW/MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE 1/4 NE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

RESOLUTION NO. __-24

A RESOLUTION AUTHORIZING THE PURCHASE BY THE CITY OF REAL PROPERTY LOCATED AT 651 25 ROAD OWNED BY APPLEWOOD LANE, LLC AND RATIFYING ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

RECITALS:

The City Manager has entered into a Memorandum of Agreement ("Contract") with Applewood Lane, LLC (also known as Seller) for the sale of property by the Seller and the purchase of said property by the City of that certain real property identified as 651 25 Road. The City Council has considered the Contract and deems the purchase of the property necessary and proper.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City Council hereby authorizes the purchase of the above described property by the City for \$265,000 as provided in the attached Contract. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the Contract and this Resolution are hereby ratified, approved and confirmed.
2. That the City Council hereby authorizes the expenditure of \$265,000.00 plus normal and customary closing costs for the purchase of said property to be paid at closing.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the attached Contract, including, without limitation, the execution and delivery of such certificates, documents and payment as may be necessary or desirable to purchase the property.

PASSED and ADOPTED this ___ day of June 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: June 5, 2024
Presented By: Trenton Prall, Engineering & Transportation Director
Department: Engineering & Transportation
Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 649 25 Road for the F 1/2 Parkway Project - Phase 2

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The F 1/2 Parkway Project, Phase 2, requires right-of-way and easements to be acquired from adjacent properties for future road improvements and utility relocation. This resolution authorizes the City Manager to sign a \$729,000 Memorandum of Agreement with Barn, LLC.

BACKGROUND OR DETAILED INFORMATION:

In the fall of 2019, Grand Junction voters authorized the City to issue \$70 million in debt to expand City collector and arterial roads throughout the community. Construction on 24 and G Road is complete, and the first phase of the F 1/2 Parkway project between 24 Road and 24 1/2 Road is currently under construction. Phase 2 of the project, from 24 1/2 Road to the intersection of 25 Road and Patterson, is in the Right-of-Way acquisition and design process.

The proposed roadway includes travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F 1/2 Parkway and 24 1/2 Road.

The Project requires the acquisition of right of way, multipurpose easements, and temporary construction easements from the property identified as 649 25 Road. The

subject property is improved with a residence and barn that will be acquired as part of this project. Relocation of personal property from the barn will be handled separately as part of the project.

Approximately 78,726 square feet of right of way (RW-15A & RW-15B) will be acquired in fee. There will be 12,126 square feet of multipurpose easements (MPE-15A, MPE-15B & MPE-15C) and 10,670 square feet of temporary construction easements (TCE-15A, TCE-15B & TCE-15C) purchased. Improvements being acquired include the contributory value of a 1,524-square-foot home built in 1915, a 1,200-square-foot hay barn, and miscellaneous surface and landscape improvements.

The City obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the portion of the property. The property owner also acquired an appraisal on their behalf. A final settlement was reached of \$729,000.

FISCAL IMPACT:

The cost of the acquisition of right of way, multi-purpose easement and a temporary construction easement was originally included in the 2023 Adopted Budget, and is included on the Ordinance for the 2024 Supplemental Appropriation also scheduled for June 5th, 2024 Council Agenda, to be carried forward to the 2024 Amended Budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 39-24, a resolution authorizing the purchase by the City of a portion of real property at 649 25 Road owned by Barn, LLC and ratifying actions heretofore taken in connection therewith.

Attachments

- 1. Vicinity and Parcel Map
- 2. F.5_Parkway_MOA_Parcel-15_Barn_LLC
- 3. Resolution - F.5 Pkwy -Parcel-15_649_25_RD

N:\Landproj\F 1/2 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\RIGHT OF WAY.dwg, 4/3/2024 8:05:20 AM

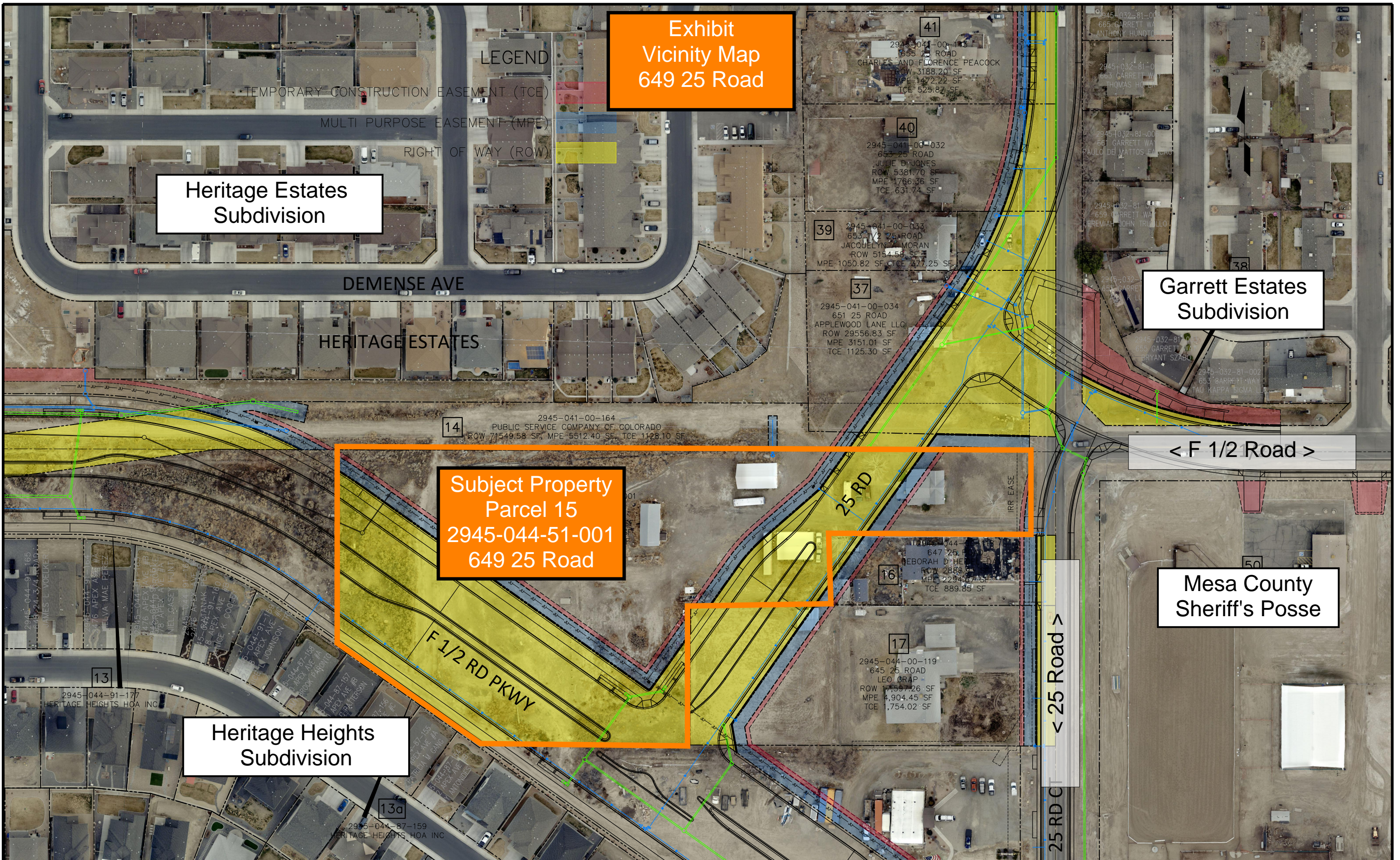


Exhibit
Vicinity Map
649 25 Road

Heritage Estates
Subdivision

Garrett Estates
Subdivision

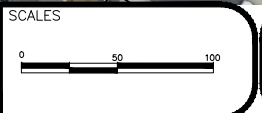
Subject Property
Parcel 15
2945-044-51-001
649 25 Road

Heritage Heights
Subdivision

Mesa County
Sheriff's Posse

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2022
DESIGNED BY	JCS	DATE	2022
CHECKED BY	KH	DATE	2022
APPROVED BY	ICP	DATE	2022



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO.207-F210306L

F 1/2 ROAD PARKWAY
RIGHT OF WAY - 2
April 3, 2024

N:\Landproj\F 1/2 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\RIGHT OF WAY.dwg, 4/3/2024 8:05:20 AM

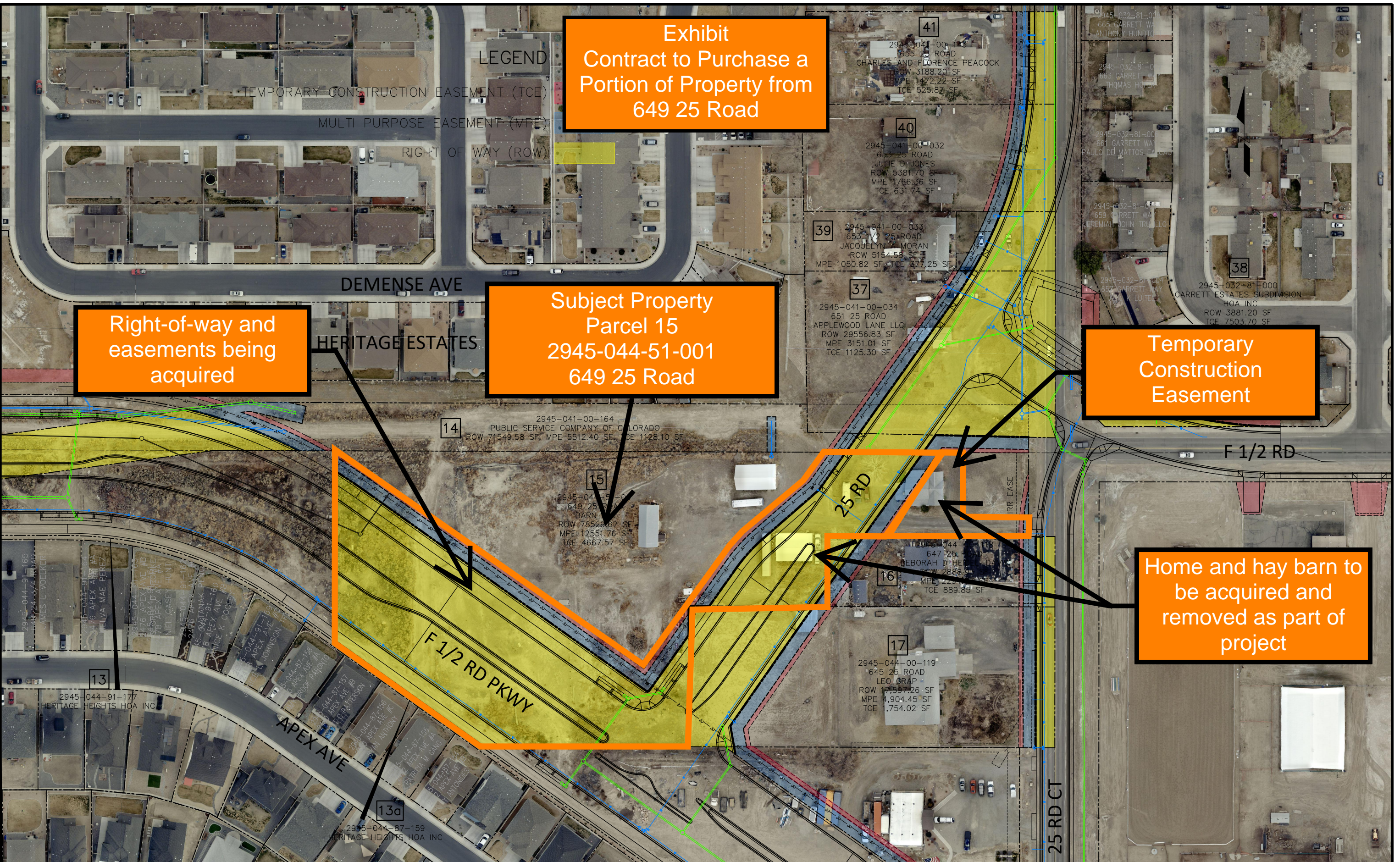


Exhibit
Contract to Purchase a
Portion of Property from
649 25 Road

Right-of-way and
easements being
acquired

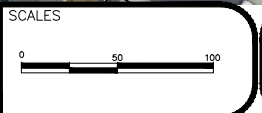
Subject Property
Parcel 15
2945-044-51-001
649 25 Road

Temporary
Construction
Easement

Home and hay barn to
be acquired and
removed as part of
project

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2022
REV 2			JCS	2022
REV 3			KH	2022
REV 4			ICP	2022

DESIGNED BY JCS DATE 2022
 CHECKED BY KH DATE 2022
 APPROVED BY ICP DATE 2022



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306L

F 1/2 ROAD PARKWAY
 RIGHT OF WAY - 2
 April 3, 2024

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): Barn, LLC
	Parcels: RW-15A, RW-15B, MPE-15A, MPE-15B, MPE-15C, TCE-15A, TCE-15B, TCE-15C

This Memorandum of Agreement (“Agreement”) is made and entered into this 2 day of May, 2024, by and between **Barn, LLC** hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project (“Project”). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road (“Project Improvements”). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 649 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-044-51-001, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-15A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 61,278 square feet (1.41 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “B”; and

Parcel No. RW-15B: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 17,448 square feet (0.40 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and

Parcel No. MPE-15A: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 7,211 square feet (0.17 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “E” and depicted on the accompanying graphic illustration labeled Exhibit “F”; and

Parcel No. MPE-15B: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 3,286 square feet (0.08 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “G” and depicted on the accompanying graphic illustration labeled Exhibit “H”; and

Parcel No. MPE-15C: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,629 square feet (0.04 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “I” and depicted on the accompanying graphic illustration labeled Exhibit “J”; and

Parcel No. TCE-15A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 2,580 square feet (0.06 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “K”. The City’s required duration of use for Parcel No. TCE-15A is 24 months; and

Parcel No. TCE-15B: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 1,174 square feet (0.03 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “L”. The City’s required duration of use for Parcel No. TCE-15B is 24 months; and

Parcel No. TCE-15C: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 6,916 square feet (0.16 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “M”. The City’s required

duration of use for Parcel No. TCE-15C is 24 months. The subject Parcels are described in the accompanying legal descriptions and depicted on the accompanying graphic illustrations.

The above referenced real property interests may be referred to collectively hereafter as the "Acquired Property".

D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-15A:	61,278 sq.ft. @ \$6.50/sq.ft.	= \$398,307
Parcel No. RW-15B:	17,448 sq.ft. @ \$6.50/sq.ft.	= \$113,412
Parcel No. MPE-15A:	7,211 sq.ft. @ \$6.50/sq.ft. x 50%	= \$23,435
Parcel No. MPE-15B:	3,286 sq.ft. @ \$6.50/sq.ft. x 50%	= \$10,679
Parcel No. MPE-15C:	1,629 sq.ft. @ \$6.50/sq.ft. x 50%	= \$5,294
Parcel No. TCE-15A:	2,580 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$3,354
Parcel No. TCE-15B:	1,174 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$1,526
Parcel No. TCE-15C:	6,916 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$8,991

Total Land & Easement Value = \$564,998

Improvements:

- House = \$75,000
- Metal Hay Barn = \$11,160 (depreciated)
- Other = \$2,000

Total Improvements Contributory Value = \$88,160

Administrative Settlement = \$75,800

Total Consideration = \$729,000 (Rounded)

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-15A and 15B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcels No. MPE-15A, MPE-15B and MPE-15C.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcels Nos. TCE-15A, TCE-15B and TCE-15C.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.

4. Owner and City executed a Rental Lease Agreement effective May 1, 2023 (“Lease”). The original term of the Lease is for the period of May 1, 2023 through October 31, 2023. The Lease was extended based on the City’s option by (6) additional months, from November 1, 2023 through April 30, 2024, for a monthly rental of \$2,000/month payable by the City, in advance, as a lump sum of \$12,000. If closing on the transaction contemplated herein occurs prior to April 30, 2024, the Owner shall credit the City, at closing, with the pro-rated balance of any prepaid rent from the date of closing through April 30, 2024.
5. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City’s selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
6. Due to the bifurcation of the Owner’s property by Project Improvements, the City agrees to the following concerning the availability utilities on the remainder properties.

A. Barn, LLC property lying west of the 25 Road as realigned:

- **Irrigation:** An irrigation service connection will be constructed near the north property line as identified on the Irrigation Plan and Profile Sheet 132 attached and labeled as Exhibit “N”.
- **Sanitary Sewer:** The City will provide a stub from the City’s sewer main within proposed F ½ Parkway right of way to the property line. The sewer stub is near the west end of the property, as depicted on Sewer Plan and Profile Sheet 63 attached and labeled as Exhibit “O”.
- **Potable Water:** The City will coordinate with Ute Water to install a pipe from Ute Water’s water line within the proposed 25 Road right of way to a meter pit set on Barn LLC’s property near the east property line as depicted on Waterline Plan and Profile Sheet 78 attached and labeled as Exhibit “P”.
- **Electricity:** Xcel will make electric service available to the property, at no cost to the Owner for a residential service. However, physical connections to the electric service will be at the Owners sole cost and expense. Specific electric facility location and service for the property will be determined based on future location of proposed dwelling and/or improvements and shall be coordinated with Xcel by property owner.
- **Gas:** Xcel will make natural gas service available to the property, at no cost to the Owner for a residential service. However, physical connections to the natural gas service will be at the Owners sole cost and expense. Specific natural gas facility location and service for the property will be determined based on future location of proposed dwelling and/or improvements and shall be coordinated with Xcel by property owner.

Physical connections to the sewer and water stubs and the City’s Plant Investment Fee and Ute Waters’s Fees (“Tap Fees”) for the sewer and water service connections will be at the Owners sole cost, effort and expense at the time those services are developed.

B. Barn LLC property lying east of 25 Road as realigned:

- **Irrigation:** Irrigation water will be delivered in the manner that presently exists.
- **Sanitary Sewer:** Sanitary sewer will be available in the location which presently exists from proposed 25 Road Court.
- **Potable Water:** Potable water will be available in the location which presently exists from proposed 25 Road Court.
- **Electricity:** Electricity will be available from Xcel. Future connection to Xcel electricity will be coordinated between Owner and Xcel.
- **Gas:** Gas service will be available from Xcel. Future connection to Xcel gas will be coordinated between Owner and Xcel.

As the improvements at 649 25 Road will be razed by the City to accommodate construction of public improvements, the City, at its expense, will disconnect the existing utilities and properly cap or safely terminate the utility connections within the multi-purpose easement.

7. The owner acknowledges Tap Fees for potable water and sewer appurtenant to the property east of 25 Road as realigned will remain vested with the property for single family residential use. All future costs associated with connection, permitting, or upsizing to connect to the respective utility providers infrastructure or to extend services on either site will be at the Owners sole cost, effort and expense at the time those services are developed.
8. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
9. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
10. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
11. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:
Barn, LLC

The City of Grand Junction,
a Colorado home rule municipality:

By: Katie E. Brewer / ~~Katie E. Brewer~~

Greg Caton, City Manager

Name: Karl W Brewer / ~~Karl W Brewer~~

Title: Owners, Barn LLC

EXHIBIT A

LEGAL DESCRIPTION

2945-044-51-001

RIGHT-OF-WAY PARCEL NO. RW-15A

A Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 502.65 feet to the Northwest Corner of said Lot 1; thence S00°00'00"E along the West line of said Lot 1 a distance of 23.10 feet to the Point of Beginning;

thence Southeasterly along the arc of a 580.00 foot radius curve concave Southwesterly, a distance of 36.78 feet through a central angle of 03°37'58", whose chord bears S56°23'47"E, a distance of 36.77 feet; thence S54°34'47"E a distance of 395.18 feet; thence Northeasterly along the arc of a 3.00 foot radius curve concave Northerly, a distance of 4.71 feet through a central angle of 89°59'57", whose chord bears N80°25'14"E, a distance of 4.24 feet; thence N35°25'16"E a distance of 76.63 feet to a point on the East line of said Lot 1; thence along the boundary of said Lot 1 for the following four (4) courses: S00°02'40"W a distance of 126.85 feet; N89°50'06"W a distance of 235.91 feet; N54°34'47"W a distance of 202.79 feet; thence N00°00'00"W a distance of 194.87 feet to the Point of Beginning.

Said Parcel of land CONTAINING 61,278 Square Feet or 1.41 Acres, more or less, as described.

Authorized by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	NCWM/JH
DATE:	12-12-2022
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	NTS

Portion of 2945-044-51-001
Located in a part of the NE ¼ SE ¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

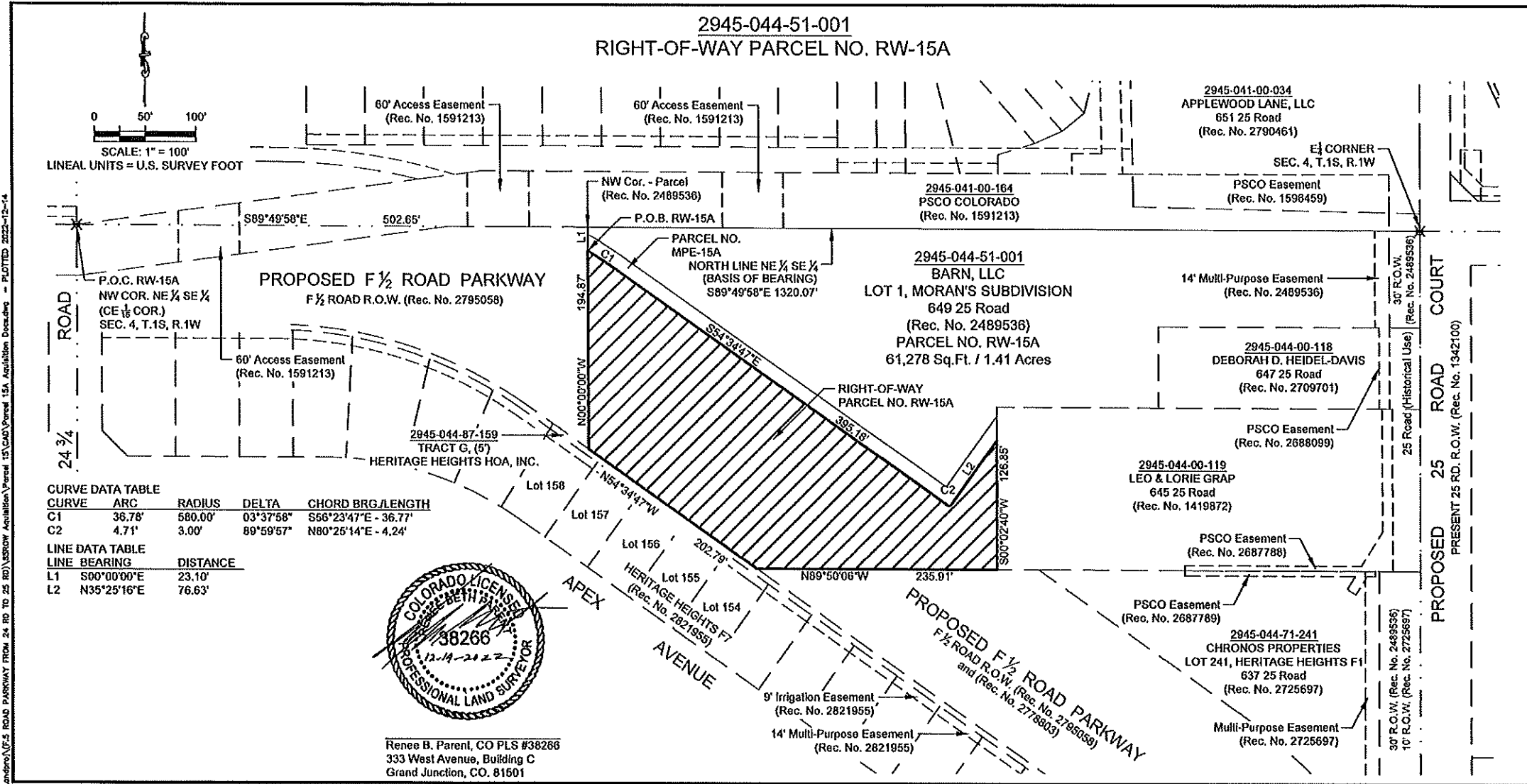
CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

\\publicworks\info\paw\Unclassified\2022\12-14-2022\2945-044-51-001\Parcel 15A\Acquisition\Parcel 15A\City of Grand Junction\Parcel 15A\Acquisition\Parcel 15A\Acquisition Description - PLOTTED 2022-12-14

EXHIBIT B

2945-044-51-001 RIGHT-OF-WAY PARCEL NO. RW-15A



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	36.78'	580.00'	03°37'58"	S56°23'47"E - 36.77'
C2	4.71'	3.00'	89°59'57"	N80°25'14"E - 4.24'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	23.10'
L2	N35°25'16"E	76.63'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
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DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO
PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT C

LEGAL DESCRIPTION

2945-044-51-001

RIGHT-OF-WAY PARCEL NO. RW-15B

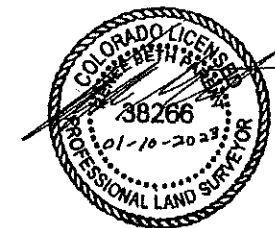
A Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,082.27 feet to the Point of Beginning;

thence continuing S89°49'58"E along said North line, a distance of 88.17 feet; thence S35°25'16"W, a distance of 116.34 feet to a point lying on the North line of land as described in Reception Number 2709701; thence N89°50'06"W, along said North line, a distance of 40.01 feet to a point on the West line of said land; thence S00°02'40"W, along said West line, a distance of 80.00 feet to a point lying on the North line of land as described in Reception Number 1419872; thence N89°50'06"W along said North line, a distance of 135.50 feet; thence N35°25'16"E a distance of 53.67 feet; thence Northeasterly along the arc of a 184.50 foot radius curve concave Southeasterly, a distance of 43.45 feet through a central angle of 13°29'36", whose chord bears N42°10'04"E, a distance of 43.35 feet; thence N48°54'52"E, a distance of 85.32 feet; thence N35°25'16"E a distance of 52.30 to the Point of Beginning.

Said Parcel of land CONTAINING 17,448 Square Feet or 0.40 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\Publicworks-wa\vol_2024\State\Landinfo\F5 Road\Platway\FROM 24 RD TO 25 RD\BRRBW Acquisition\Parcel 15\CAD\Parcel 15B_Acquisition_Desk.dwg -- PLOTTED 2023-01-10

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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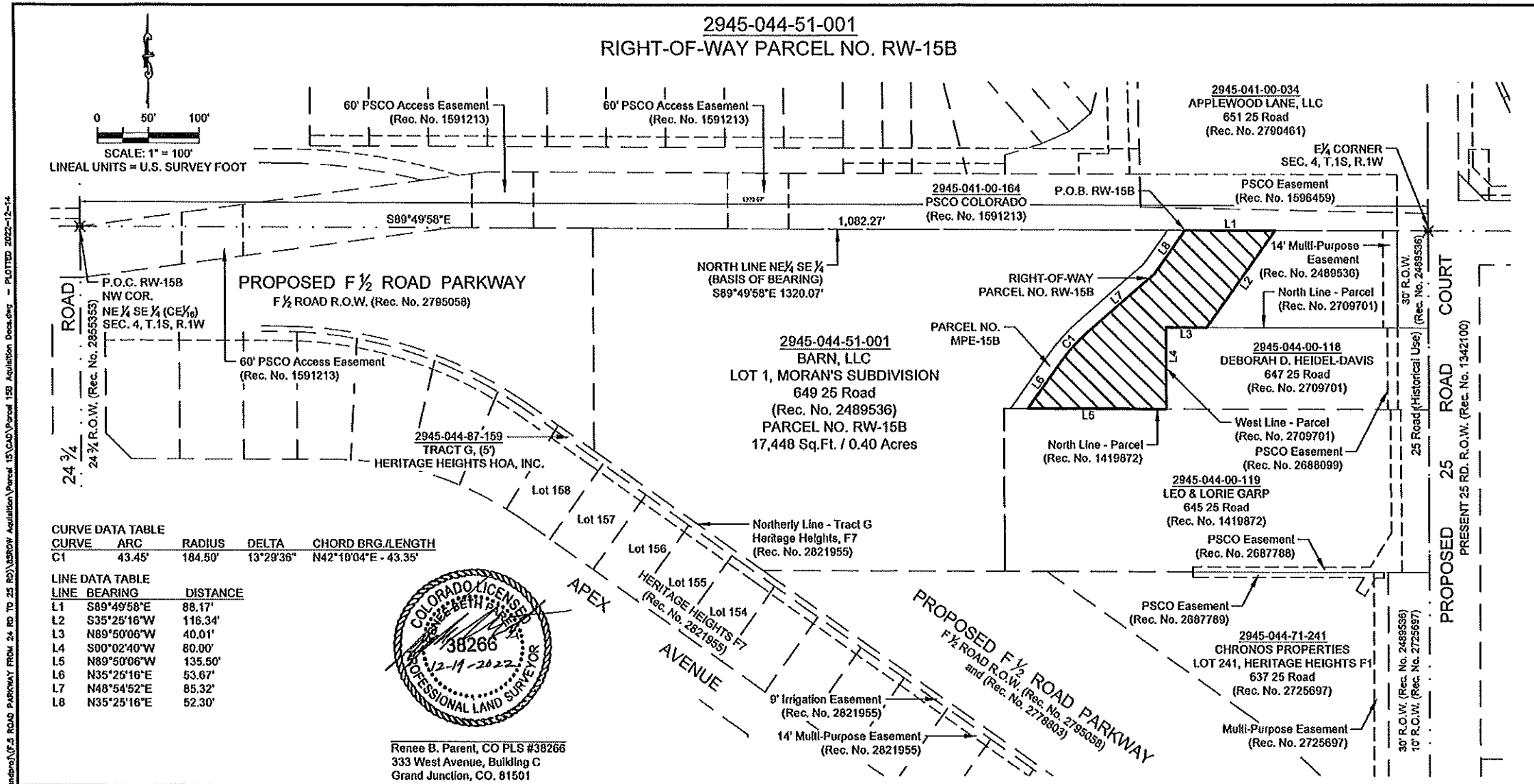
DRAWN BY: NCWM/JH
 DATE: 01-10-2023
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: NTS

Portion of 2945-044-51-001
 Located in a part of the NE ¼ SE ¼
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

EXHIBIT D



\\pubserver\rs\Vol_1\Draw\Landpro\PLS\ROAD PARKWAY FROM 24 RD TO 25 RD\ARROW Acquisition\Parcel 15\CAD\Parcel 15B Acquisition Docs.dwg - PLOTTED 2022-12-14

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

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DRAWN BY: NCWM/JH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210308

EXHIBIT E

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15A

A fourteen foot (14') wide Parcel of land being a portion Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 502.65 feet to the Northwest Corner of said Lot 1; thence S00°00'00"E along the West line of said Lot 1 a distance of 23.10 feet to the NW Corner of Right-of-Way Parcel No. RW-15A being the Point of Beginning;

thence along the Northerly line of said RW-15A for the following four (4) courses:
Southeasterly along the arc of a 580.00 foot radius curve concave Southwesterly, a distance of 36.78 feet through a central angle of 03°37'58", whose chord bears S56°23'47"E, a distance of 36.77 feet; S54°34'47"E a distance of 395.18 feet; Northeasterly along the arc of a 3.00 foot radius curve concave Northerly, a distance of 4.71 feet through a central angle of 89°59'57", whose chord bears N80°25'14"E, a distance of 4.24 feet; N35°25'16"E a distance of 76.63 feet to a point on the boundary of said Lot 1;
thence N00°02'40"E along said boundary of Lot 1 a distance of 24.18 feet; thence S35°25'16"W a distance of 85.35 feet; thence N54°34'47"W a distance of 384.18 feet; thence Northwesterly along the arc of a 594.00 foot radius curve concave Southwesterly, a distance of 46.30 feet through a central angle of 04°27'58", whose chord bears N56°48'46"W, a distance of 46.29 feet to a point on the boundary of said Lot 1; thence S00°00'00"E along said boundary of Lot 1 a distance of 16.40 feet to the Point of Beginning.

Said Parcel of land CONTAINING 7,211 Square Feet or 0.17 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: NTS

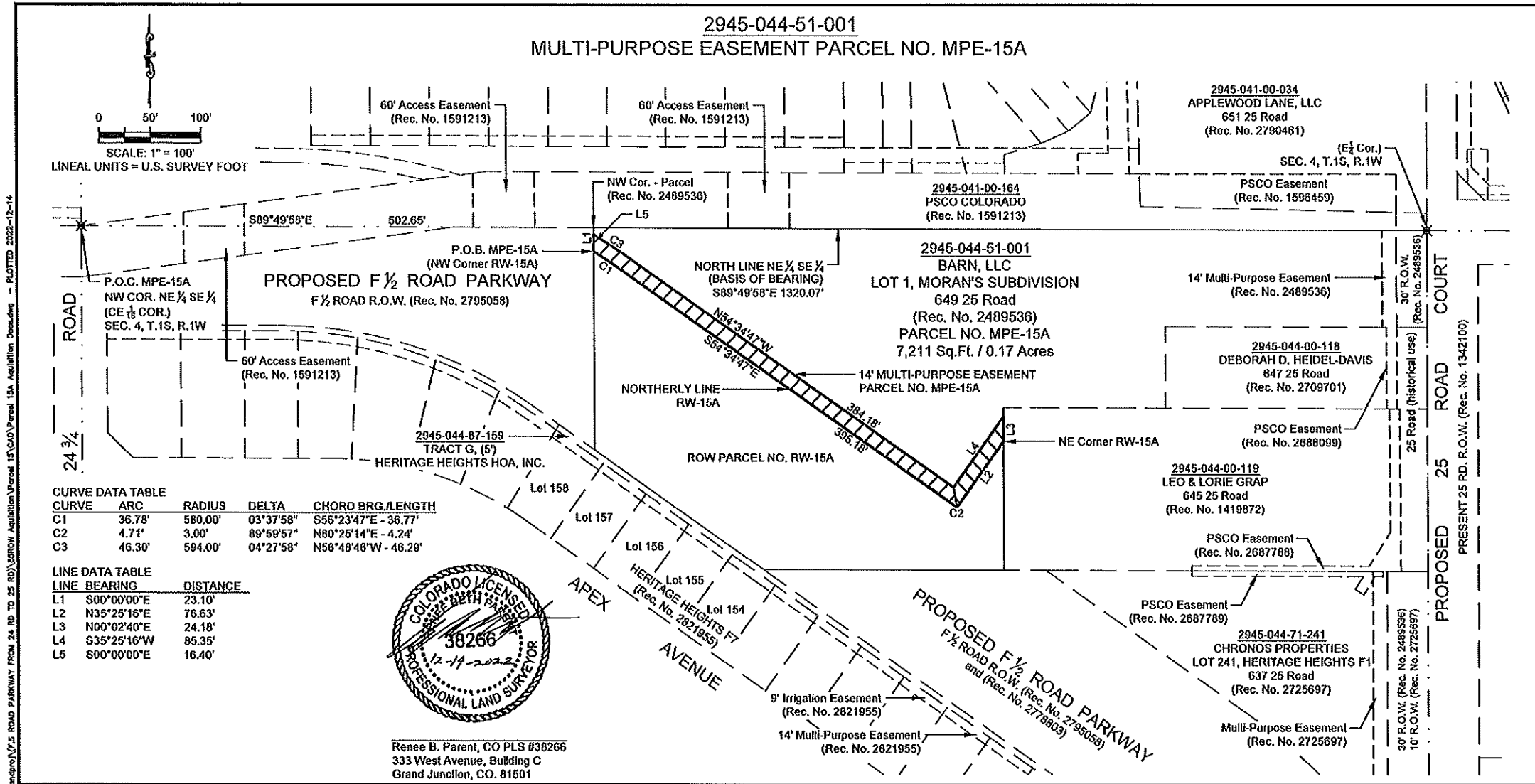
Portion of 2945-044-51-001
Located in a part of the NE ¼ SE ¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

\\publicworks-wa\j\j\Users\jparent\15\044\Parcel 15\044\Parcel 15A_Acquisition Parcel 15A - PLATTED 2022-12-14

EXHIBIT F



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	36.78'	580.00'	03°37'58"	S56°23'47"E - 36.77'
C2	4.71'	3.00'	89°59'57"	N80°25'14"E - 4.24'
C3	46.30'	594.00'	04°27'58"	N58°48'48"W - 46.29'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	23.10'
L2	N35°25'16"E	76.63'
L3	N00°02'40"E	24.18'
L4	S35°25'16"W	85.35'
L5	S00°00'00"E	16.40'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

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DRAWN BY: NCWM/JH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT G

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15B

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,065.13 feet to the Point of Beginning;

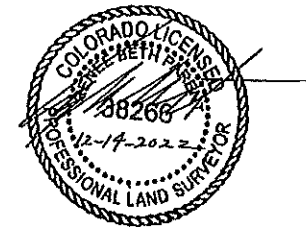
thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet to the NW Corner of Right-of-Way Parcel No. RW-15B; thence along the Westerly line of said RW-15B for the following four (4) courses:

S35°25'16"W, a distance of 52.30 feet; S48°54'52"W a distance of 85.32 feet; Southwesterly along the arc of a 184.50 foot radius curve concave Southeasterly, a distance of 43.45 feet through a central angle of 13°29'36", whose chord bears S42°10'04"W, a distance of 43.35 feet; S35°25'16"W, a distance of 53.67 feet to a point lying on the North line of land as described in Reception Number 1419872;

thence N89°49'58"W along said North line a distance of 17.14 feet; thence N35°25'16"E, a distance of 63.56 feet; thence Northeasterly along the arc of a 198.50 foot radius curve concave Southeasterly, a distance of 46.75 feet through a central angle of 13°29'36", whose chord bears N42°10'04"E, a distance of 46.64 feet; thence N48°54'52"E a distance of 83.66 feet; thence N35°25'16"E, a distance of 40.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 3,286 Square Feet or 0.08 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\pubworks\info\val\m\000\land\000\Parcel 15\CAD\Parent 15B Aquilino\Parcel 15B\Draw 2022-12-14 - PLOTTED 2022-12-14

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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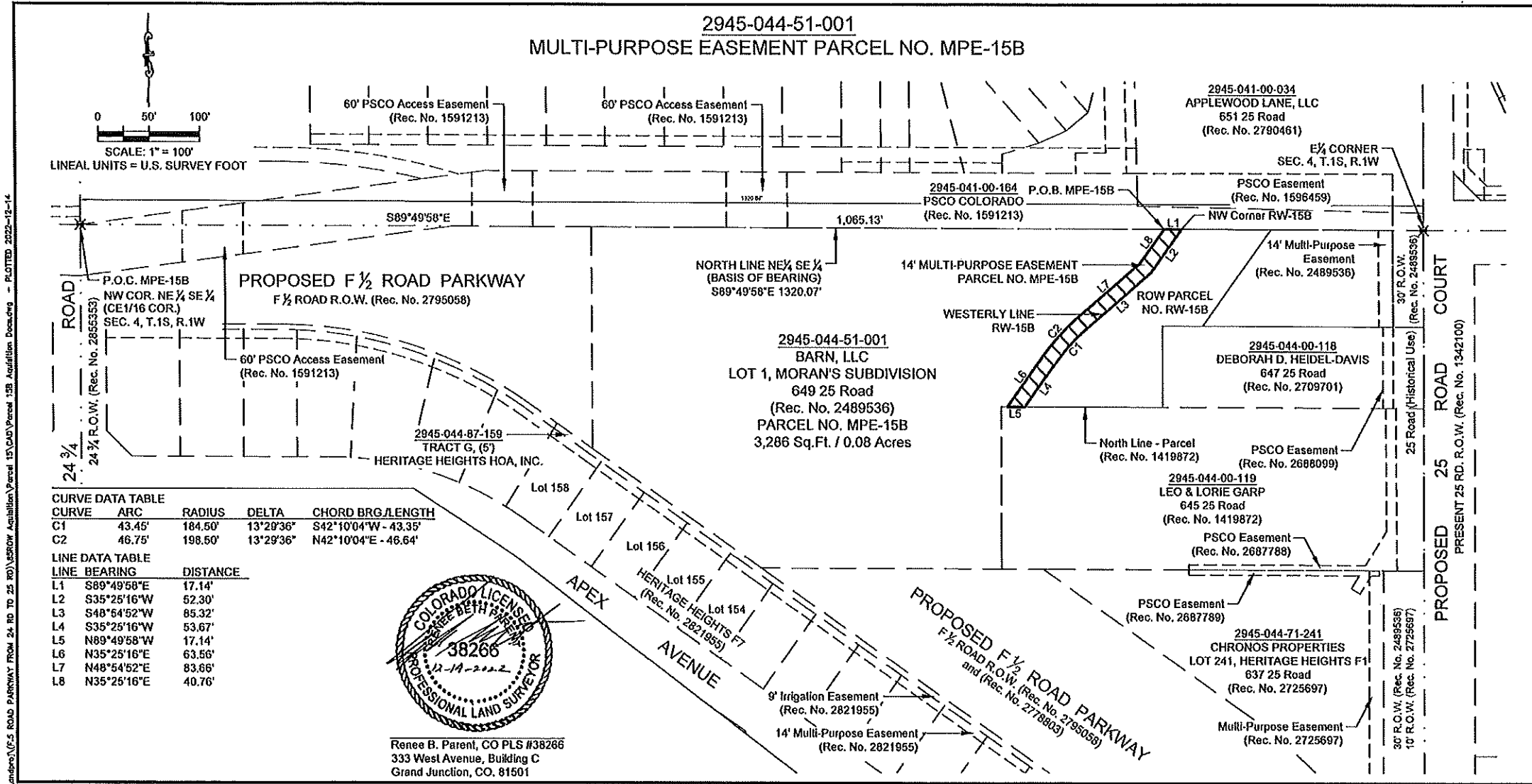
DRAWN BY: NCW/MJH
 DATE: 12-12-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: NTS

Portion of 2945-044-51-001
 Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



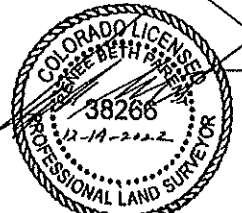
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210308

EXHIBIT H



CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	43.45'	184.50'	13°29'36"	S42°10'04"W - 43.35'
C2	46.75'	198.50'	13°29'36"	N42°10'04"E - 46.64'

LINE BEARING	DISTANCE
L1	S89°49'58"E 17.14'
L2	S35°25'16"W 52.30'
L3	S48°54'52"W 85.32'
L4	S35°25'16"W 53.67'
L5	N89°49'58"W 17.14'
L6	N35°25'16"E 63.56'
L7	N48°54'52"E 83.66'
L8	N35°25'16"E 40.76'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO, 81501

ABBREVIATIONS

P.O.C. Point of Commencement	Rec. Reception
P.O.B. Point of Beginning	No. Number
R.O.W. Right-of-Way	RW RIGHT-OF-WAY
SEC. Section	MPE Multi-Purpose Easement
T. Township	TCE Temporary Construction Easement
R. Range	U.M. Ute Meridian
~ Approximately	F# Filing Number
P.S.C.O. Public Service Company of Colorado	

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DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE ¼ SE ¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

EXHIBIT I

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15C

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,170.44 feet to the NE Corner of Right-of-Way Parcel 15B being the Point of Beginning;

thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet; thence S35°25'16"W, a distance of 116.34 feet to a point lying on the North line of land as described in Reception Number 2709701; thence N89°49'58"W, along said North line, a distance of 17.14 feet; thence N35°25'16"E, a distance of 116.34 feet along the Easterly line of said Right-of-Way Parcel 15B to the Point of Beginning.

Said Parcel of land CONTAINING 1,629 Square Feet or 0.04 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 333 West Avenue, Building C
 Grand Junction, CO 81501



\\P:\public\cadd\cadd\Drawings\Land\Drawings\Parcel 15\CAD\Parcel 15C Acquisition Easement - PLOTTED 2022-12-14

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

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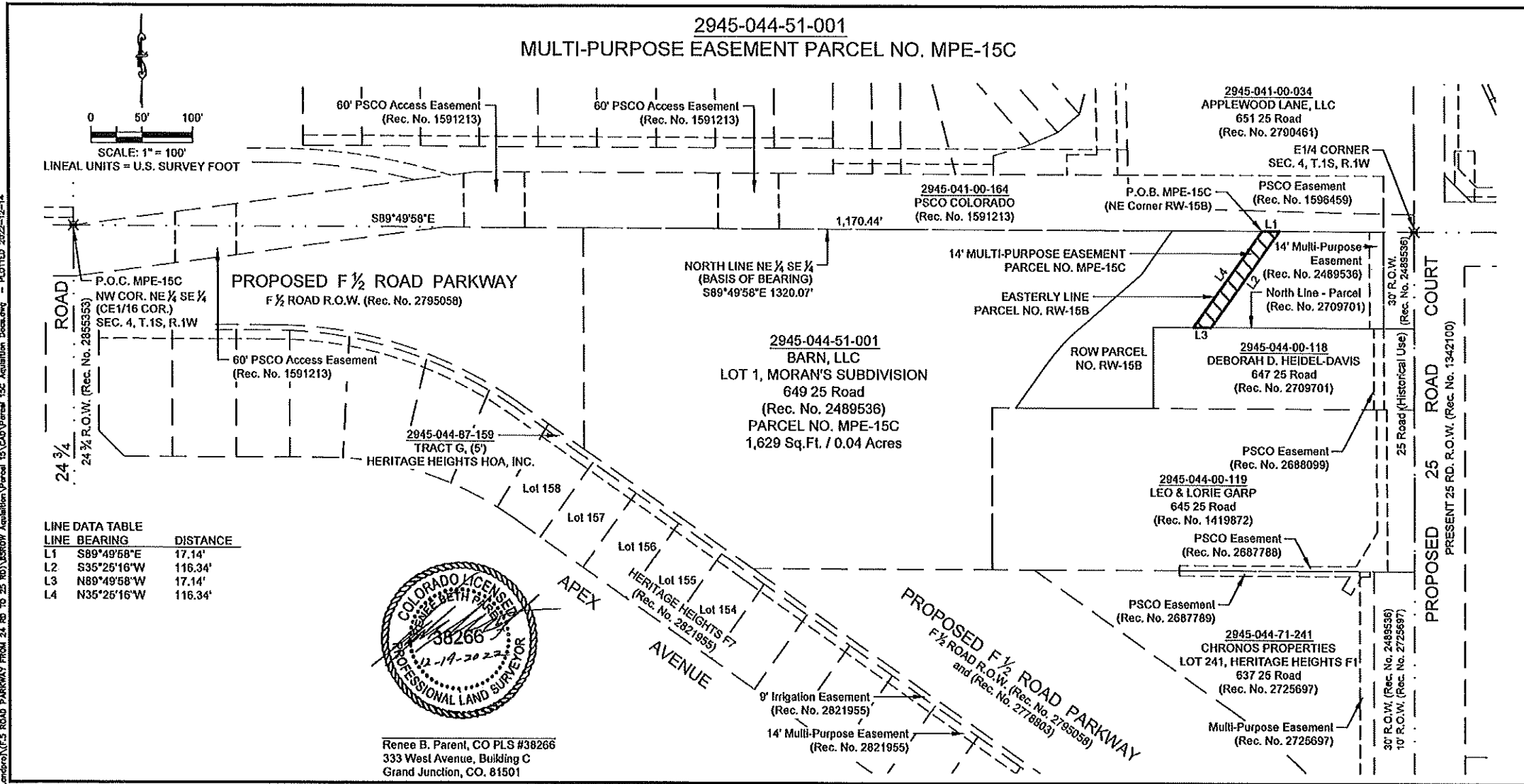
DRAWN BY: NCW/MJH
 DATE: 12-12-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: NTS

Portion of 2945-044-51-001
 Located in a part of the NE 1/4 SE 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. 207-F210306

EXHIBIT J



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°49'58"E	17.14'
L2	S35°25'16"W	116.34'
L3	N89°49'58"W	17.14'
L4	N35°25'16"W	116.34'



Renee B. Parent, CO PLS #38266
 333 West Avenue, Building C
 Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
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DRAWN BY: NCWM/JH
 DATE: 12-12-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 100'

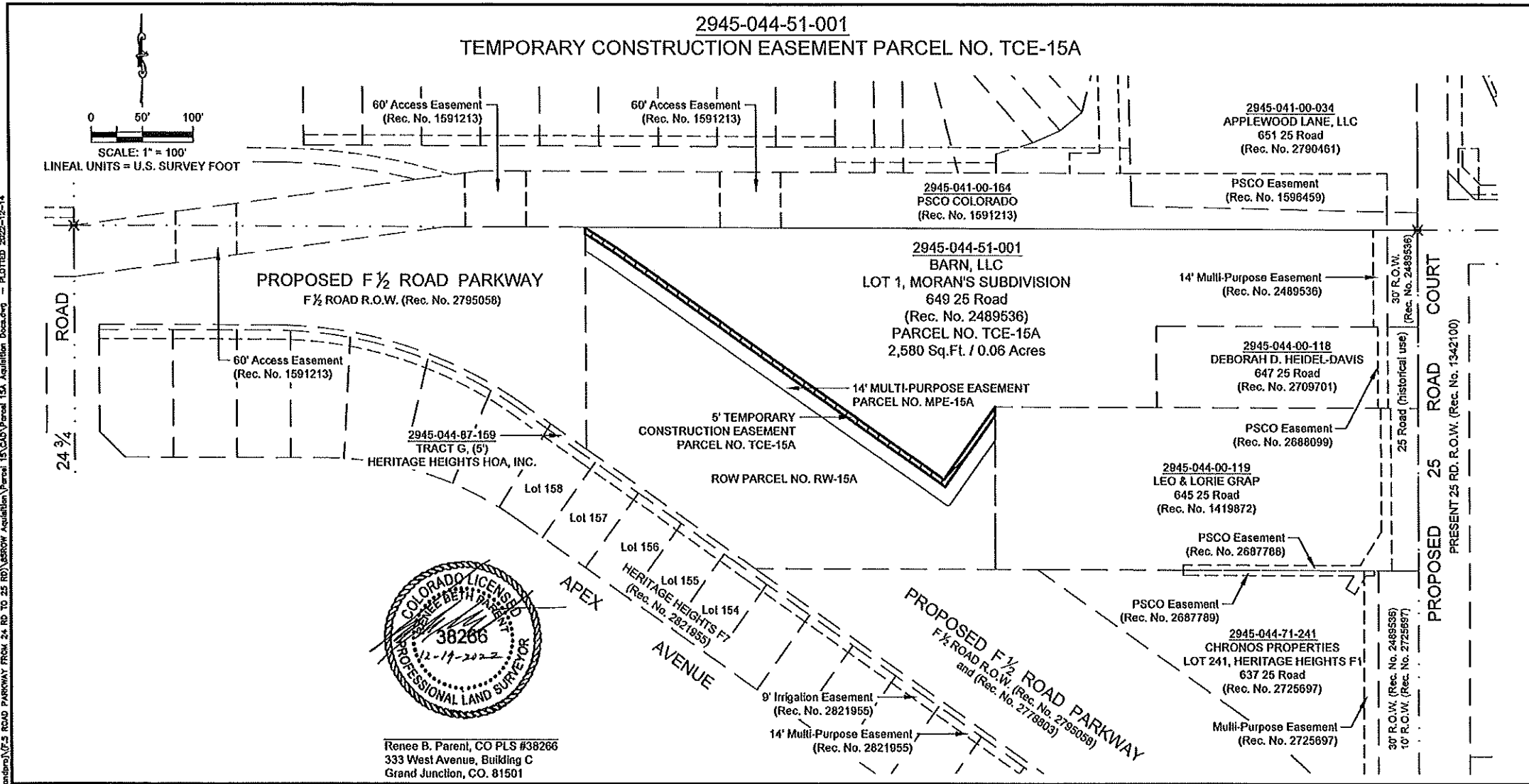
Portion of 2945-044-51-001
 Located in a part of the NE 1/4 SE 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS ENGINEERING DIVISION
 PROJECT NO. 207-F210306

\\publicworks-wa\vol\cm\Draw\Landmark\US ROAD PARKWAY FROM 24 RD TO 25 RD\ARROW Acquisition Parcel 15\CAD\Parent_15C_Acquisition_Drawing - PLOTTED_2022-12-14

EXHIBIT K



Renee B. Parent, CO PLS #38266
 333 West Avenue, Building C
 Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of CO Colorado		

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DRAWN BY: NCW/MJH
 DATE: 12-12-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 100'

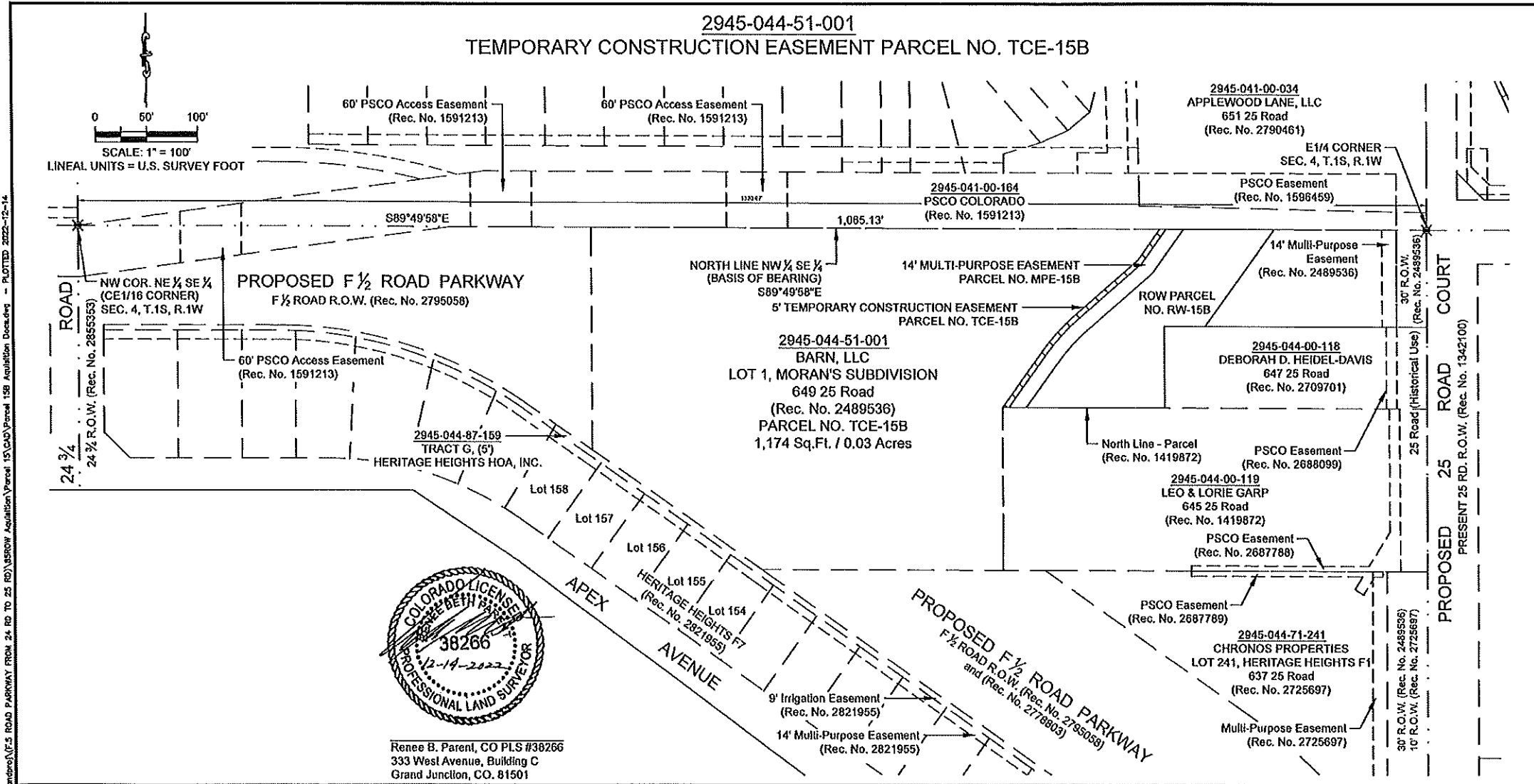
Portion of 2945-044-51-001
 Located in a part of the NE 1/4 SE 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210308

\\plattwoods-ws\platt\Geo\Landings\725 ROAD PARKWAY FROM 24 RD TO 25 RD\ARROW Acquisition\Parcel 15\CAD\Parcel 15A Acquisition Drawing - PLOTTED 2022-12-14

EXHIBIT L



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
P.O.B.	Point of Beginning	No. Number
R.O.W.	Right-of-Way	RW RIGHT-OF-WAY
SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
~	Approximately	F# Filing Number
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DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



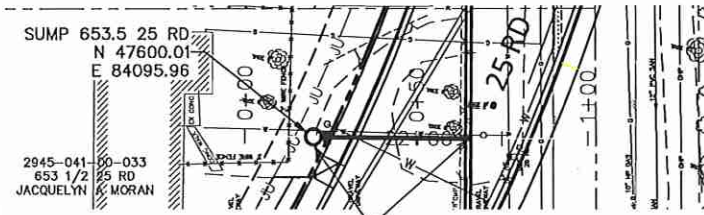
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

I:\PublicWorks\2022\2022-12-14\2945-044-51-001\Parcel 15\CAD\Parcel 15B_Acquisition_Documents - PLOTTED 2022-12-14

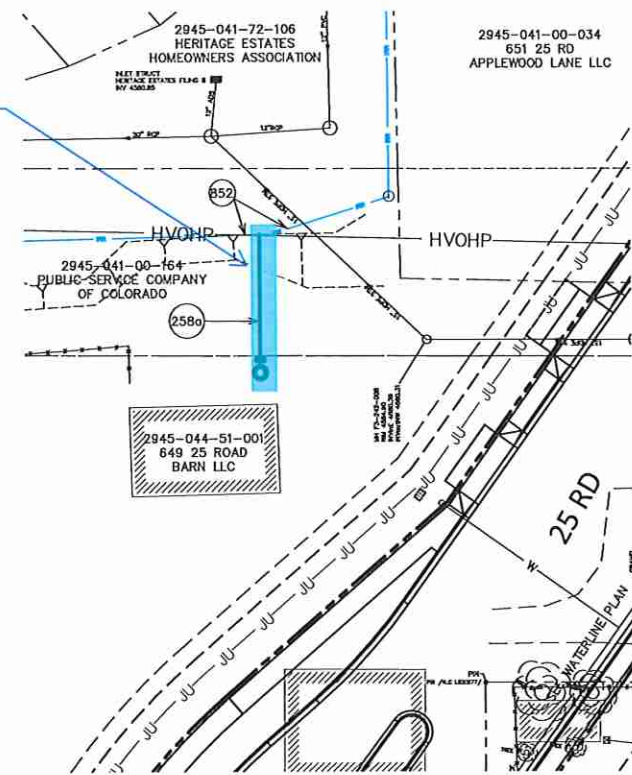
EXHIBIT N

CONSTRUCTION NOTES

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (45 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS. (SEE IRRIGATION PLAN AND PROFILE - 9 FOR ADDITIONAL INFORMATION)



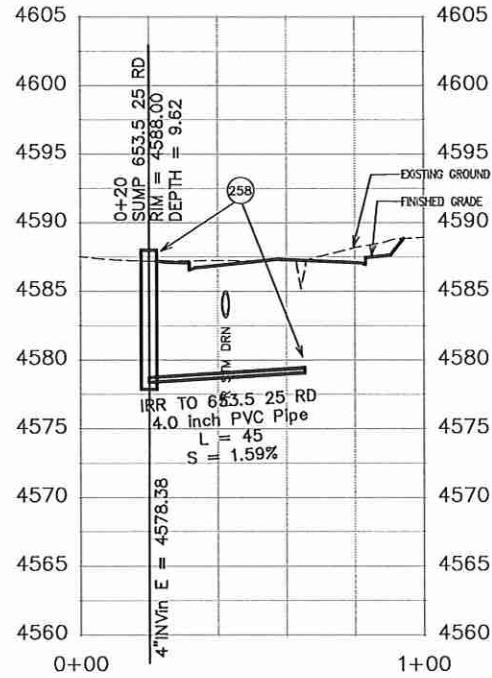
Irrigation connection



CONSTRUCTION NOTES

258a SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 15" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (40 LF PLUS OR MINUS) (INCLUDES ANY NECESSARY VERTICAL BENDS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

852 POTHOLE EXISTING IRRIGATION PRIOR TO BEGINNING CONSTRUCTION. ESTABLISH EXISTING SIZE, MATERIAL, ALIGNMENT AND VERTICAL LOCATION. COORDINATE CONNECTION TO EXISTING WITH PROJECT ENGINEER.



N:\landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg IRRIGATION PLAN AND PROFILE.dwg, 8/1/2023 9:47:48 AM

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REV 1			JCS	2024	JCS	2024	BH	2024	JH	2024
REV 2			JCS	2024	JCS	2024	BH	2024	JH	2024
REV 3			JCS	2024	JCS	2024	BH	2024	JH	2024
REV 4			JCS	2024	JCS	2024	BH	2024	JH	2024

SCALES:
 PLAN & PROFILE
 HORIZONTAL
 VERTICAL

PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

F 1/2 ROAD PARKWAY
 IRRIGATION PLAN AND PROFILE - 15
 August 1, 2023

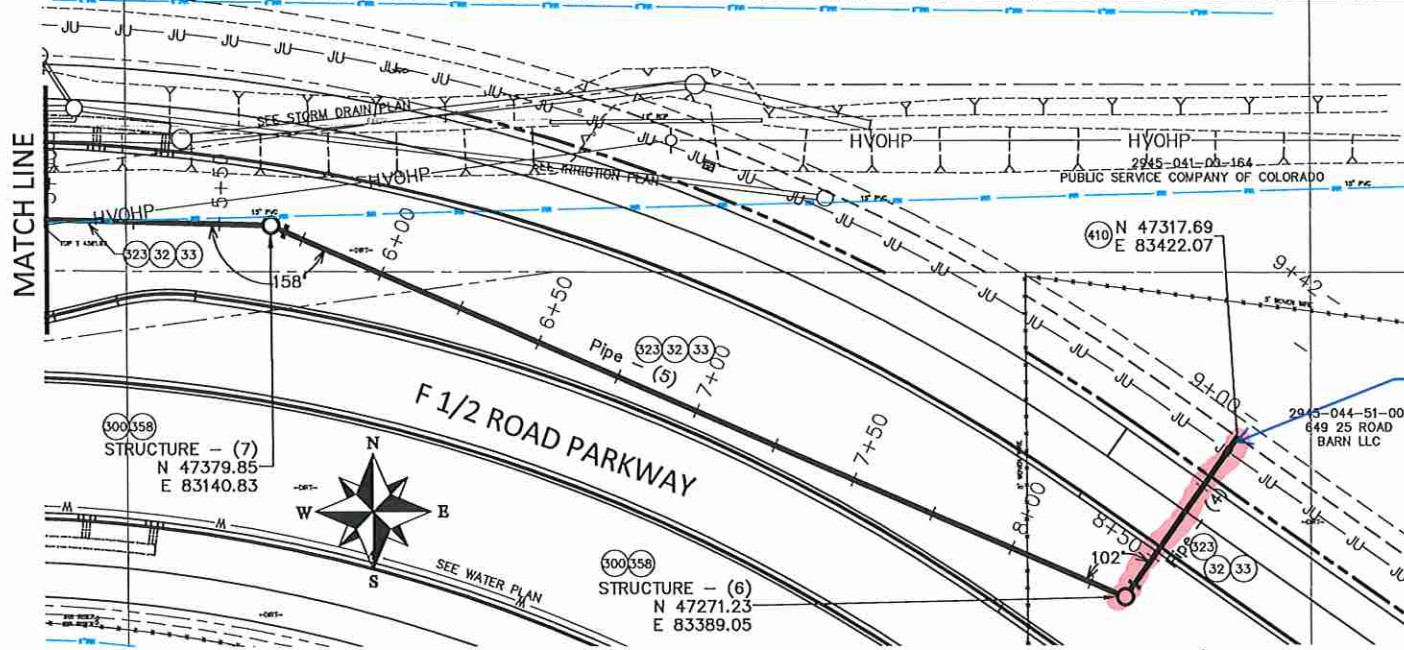
EXHIBIT O

HERITAGE ESTATES

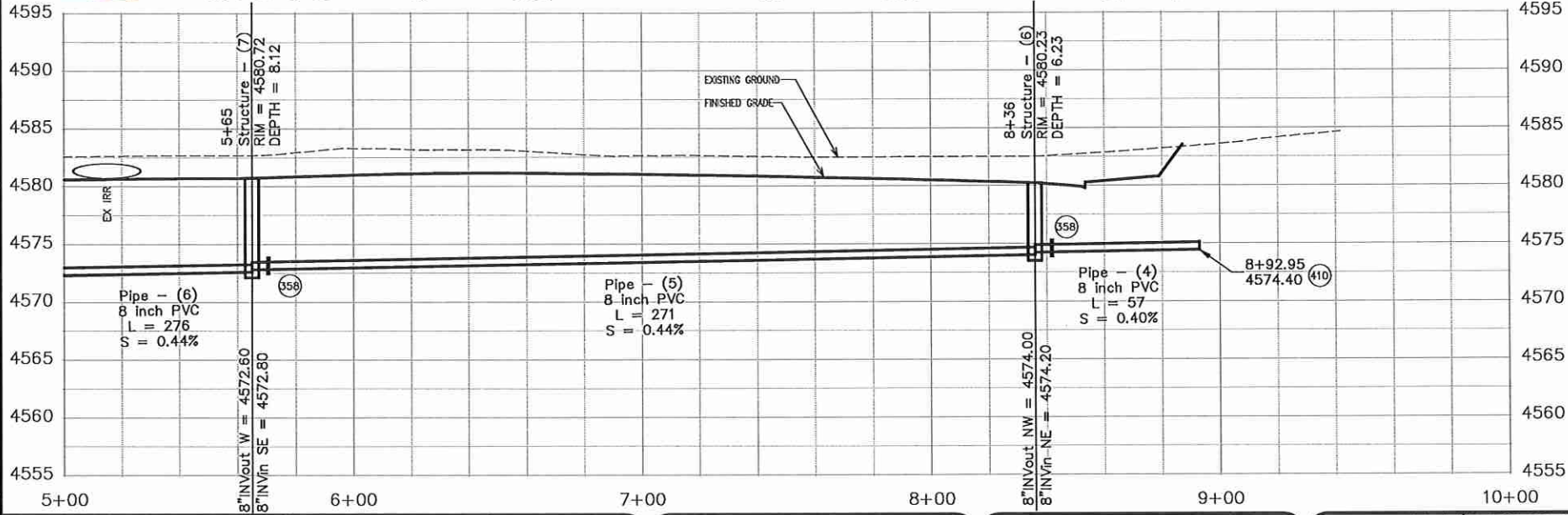
CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 300 102.11/108.5 - SANITARY SEWER BASIC MANHOLE (48" I.D.). INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
- 323 102.9/108.2 - 8" GRAVITY SEWER PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 358 103 - CLAY CUT-OFF WALL (INCIDENTAL TO SEWER INTALLATION PAY ITEM)
- 410 102.8/108.3 - END CAP / PLUG (SIZE AS SHOWN).

MATCH LINE



Sanitary Sewer Stub
Location (western end
of property)



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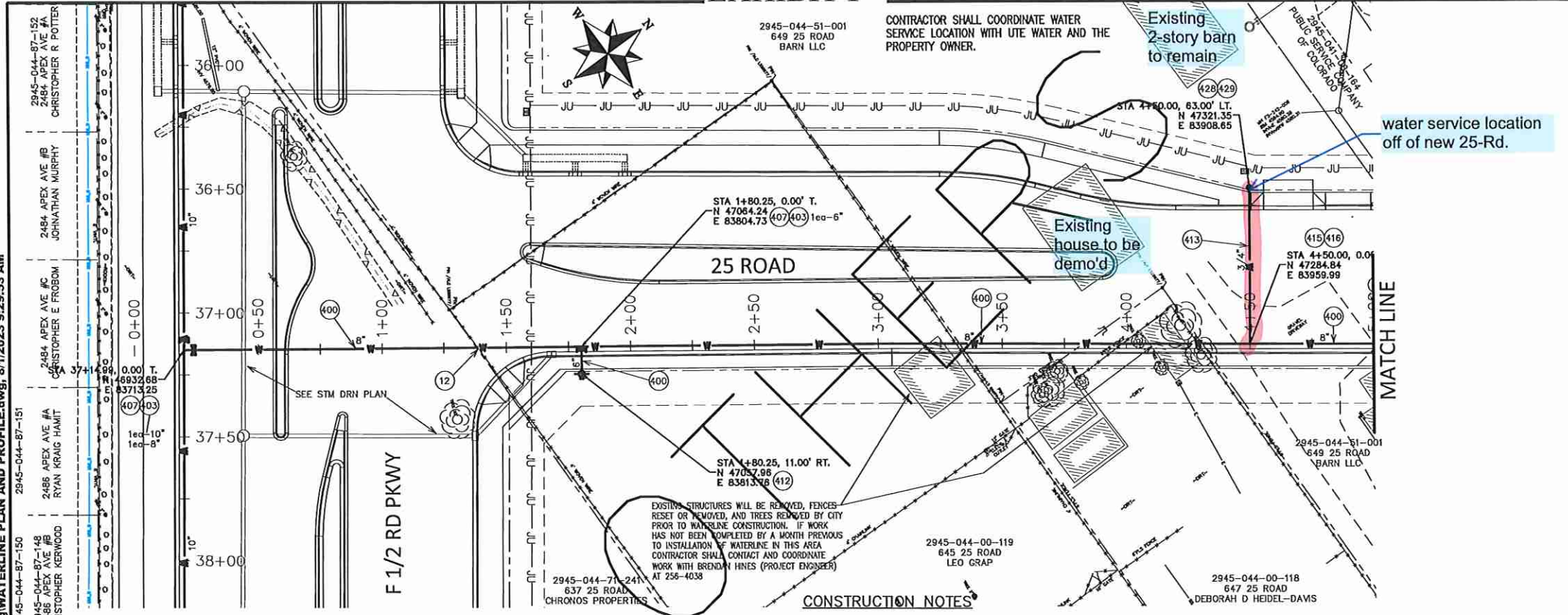
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2024
REV 2			JCS	2024
REV 3			BH	2024
REV 4			JM	2024

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

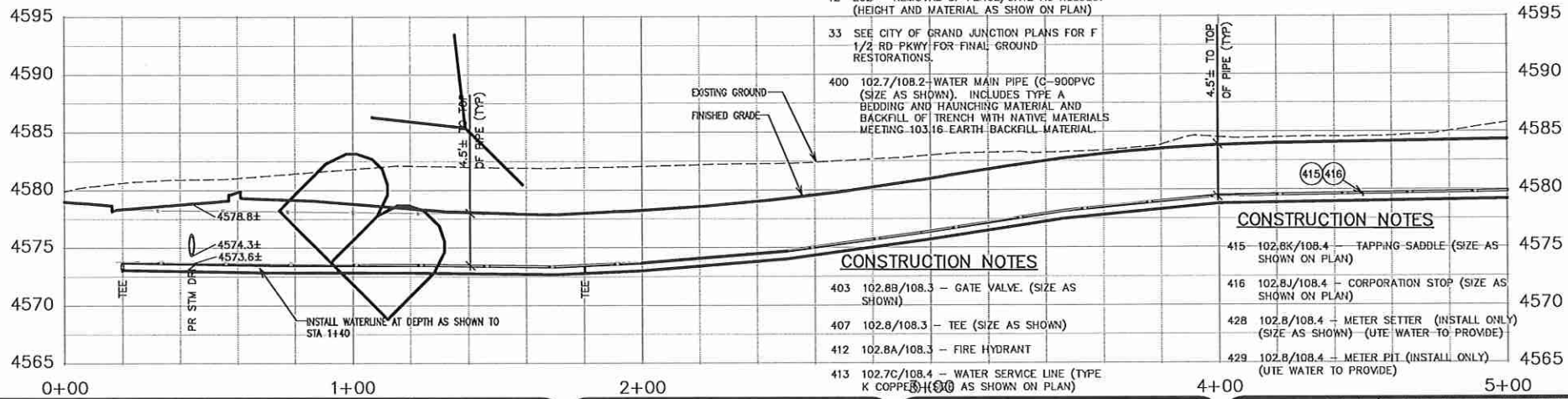
F 1/2 ROAD PARKWAY
 SANITARY SEWER PLAN AND PROFILE - 2
 August 1, 2023

EXHIBIT P



CONSTRUCTION NOTES

- 12 202 - REMOVAL OF FENCE/GATE AS NEEDED. (HEIGHT AND MATERIAL AS SHOWN ON PLAN)
- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD-PKWY FOR FINAL GROUND RESTORATIONS.
- 400 102.7/108.2 - WATER MAIN PIPE (C-900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



CONSTRUCTION NOTES

- 415 102.8K/108.4 - TAPPING SADDLE (SIZE AS SHOWN ON PLAN)
- 416 102.8J/108.4 - CORPORATION STOP (SIZE AS SHOWN ON PLAN)
- 428 102.8/108.4 - METER SETTER (INSTALL ONLY) (SIZE AS SHOWN) (UTE WATER TO PROVIDE)
- 429 102.8/108.4 - METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE)
- 403 102.8B/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 407 102.8/108.3 - TEE (SIZE AS SHOWN)
- 412 102.8A/108.3 - FIRE HYDRANT
- 413 102.7C/108.4 - WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2024
REV 2			JCS	2024
REV 3			BH	2024
REV 4			JR	2024



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210306

F 1/2 ROAD PARKWAY WATERLINE PLAN AND PROFILE - 11
August 1, 2023

78

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

649 25 Road

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 2 day of May 2024 by and between **Barn LLC**, hereinafter referred to as "Owner" whose address is **649 25 Road**, and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "City".

RECITALS:

- A. The City Council of the City has determined that constructing improvements for the F ½ Road Parkway, a principal arterial roadway which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of asphalt, concrete curb and gutters, driveways and sidewalks and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of 649 25 Road as identified in the document recorded with Reception Number 2493024 in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration as herein stated, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

- 1. The Owner hereby grants and conveys to the City three (3) Temporary Construction Easements within the limits of the Owner's Property as depicted below:

TCE-15 A – Containing 2,580 square feet (0.06 acres) and more particularly described on Exhibit "A" attached which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.

TCE 15 B - Containing 1,174 square feet (0.03 acres) and more particularly described on Exhibit "B" attached which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.

TCE 15 C - Containing 6,916 square feet (0.16 acres) and more particularly described on Exhibit "C" attached which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.

- 2. The term of the City's use of the Temporary Construction Easements herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Areas or interfere with City's access, use or operation within the Easements without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easements shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 24 months from the date of presentation of the written notice to Owner.

3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. The City agrees that this Agreement shall not be recorded nor otherwise entered into the permanent record of any land office. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.
4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements, vegetation, trees or surface cover that were acquired by City as consideration for this Easement and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated 2 MAY 2024.
5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

Barn, LLC

By: Katie E Brewer / Karl W Brewer

Name: Katie E Brewer / Karl W. Brewer

Title: owners, Barn, LLC

State of Colorado)
 County of La Plata) ss.

The foregoing instrument was acknowledged before me this 2nd day of May 2024 by Katie E. Brewer and Karl W. Brewer as Owners of Barn, LLC.

My commission expires 12/02/2027.
 Witness my hand and official seal.

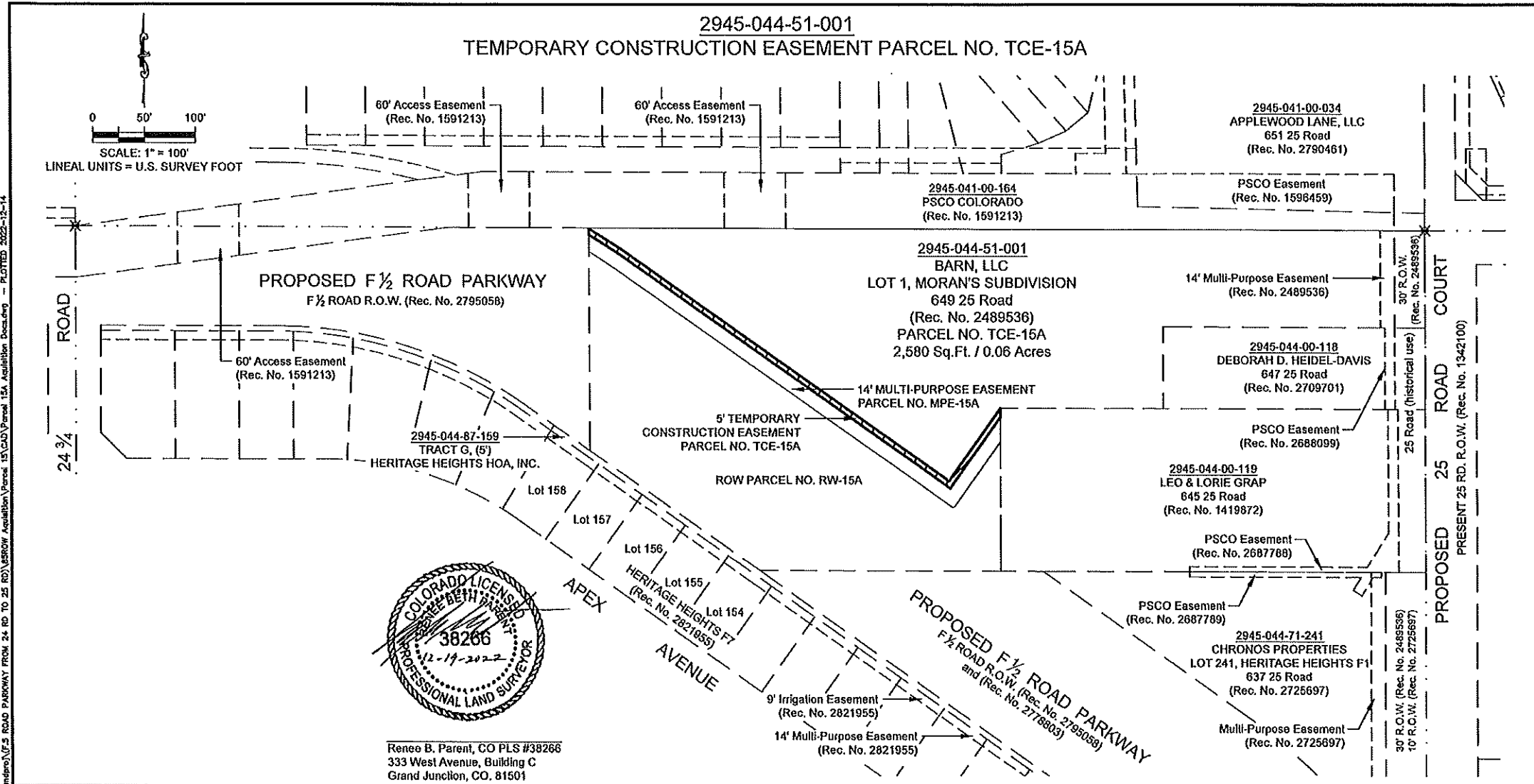
KRYSTAL GRAYMOUNTAIN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20194044730
 MY COMMISSION EXPIRES DECEMBER 02, 2027

Kristal Graymountain
 Notary Public

City of Grand Junction,
 a Colorado home rule municipality:

 Greg Caton, City Manager

EXHIBIT A



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
P.O.B.	Point of Beginning	No. Number
R.O.W.	Right-of-Way	RW RIGHT-OF-WAY
SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
~	Approximately	F# Filing Number
PSCO	Public Service Company of Colorado	

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

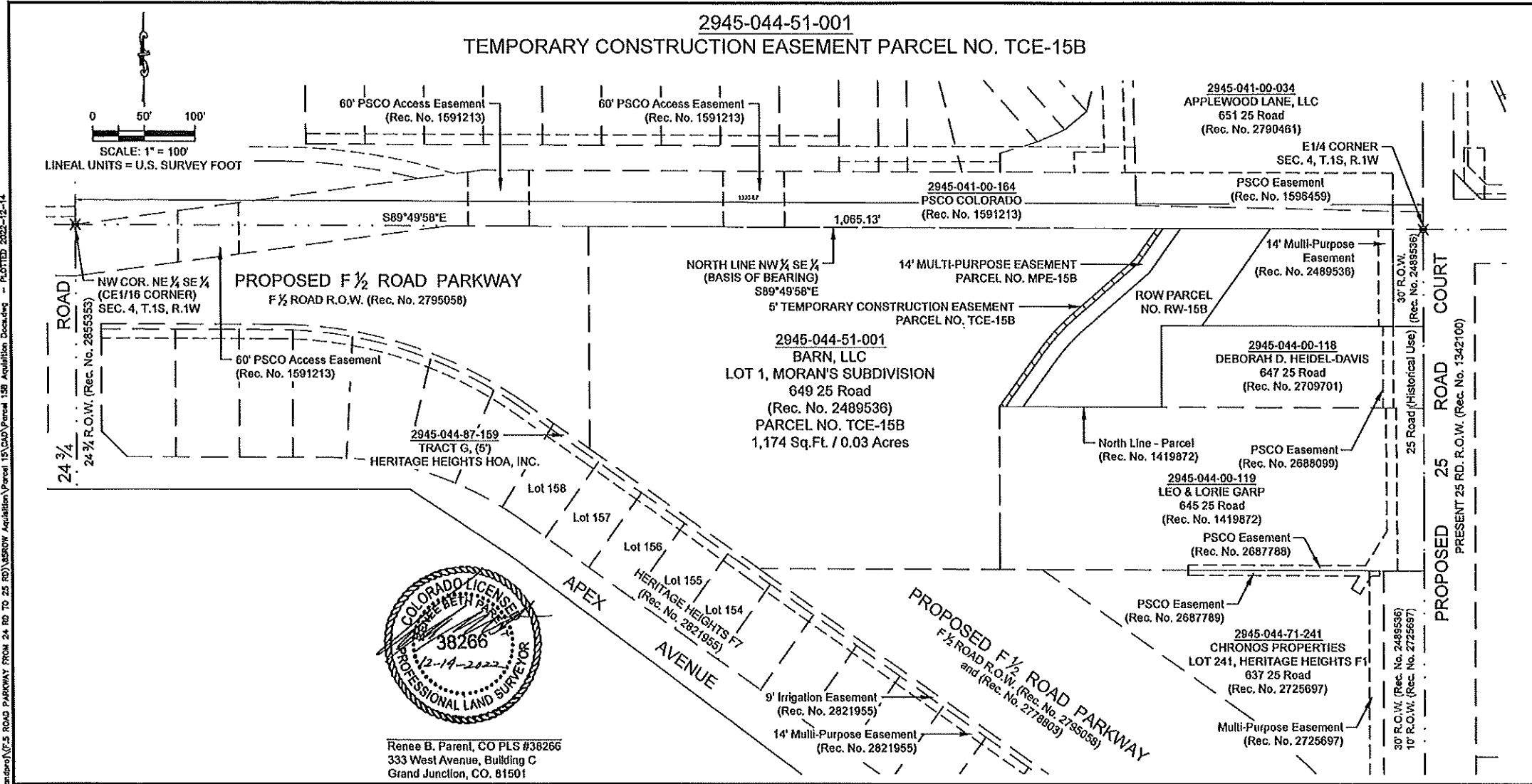
DRAWN BY: NCWM/JH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

EXHIBIT B



ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception
P.O.B.	Point of Beginning	No. Number
R.O.W.	Right-of-Way	RW RIGHT-OF-WAY
SEC.	Section	MPE Multi-Purpose Easement
T.	Township	TCE Temporary Construction Easement
R.	Range	U.M. Ute Meridian
~	Approximately	F# Filing Number
PSCO	Public Service Company of Colorado	

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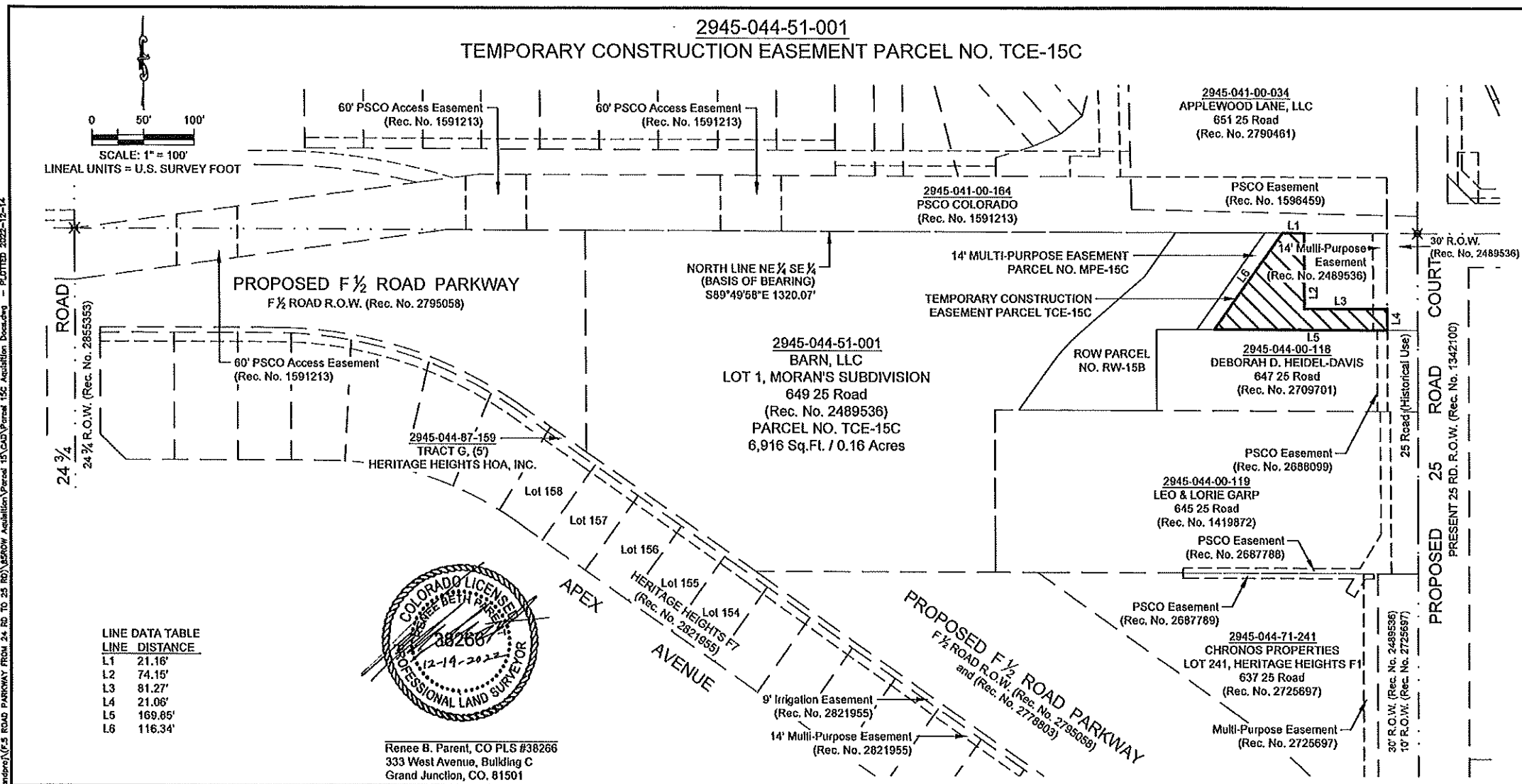
DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



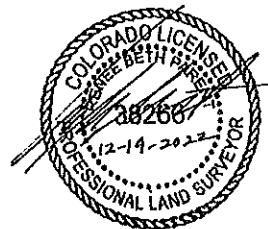
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

EXHIBIT C



LINE DATA TABLE

LINE	DISTANCE
L1	21.16'
L2	74.15'
L3	81.27'
L4	21.06'
L5	169.65'
L6	116.34'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Colorado		

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DRAWN BY: NCWM/JH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS DIVISION
ENGINEERING DIVISION
PROJECT NO. 207-F210306

RESOLUTION NO. __-24

A RESOLUTION AUTHORIZING THE PURCHASE BY THE CITY OF REAL PROPERTY LOCATED AT 649 25 ROAD OWNED BY BARN, LLC AND RATIFYING ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

RECITALS:

The City Manager has entered into a Memorandum of Agreement ("Contract") with Barn, LLC (also known as Seller) for the sale of property by the Seller and the purchase of said property by the City of that certain real property identified as 649 25 Road. The City Council has considered the Contract and deems the purchase of the property necessary and proper.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City Council hereby authorizes the purchase of the above described property by the City for \$729,000 as provided in the attached Contract. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the Contract and this Resolution are hereby ratified, approved and confirmed.
2. That the City Council hereby authorizes the expenditure of \$729,000.00 plus normal and customary closing costs for the purchase of said property to be paid at closing.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the attached Contract, including, without limitation, the execution and delivery of such certificates, documents and payment as may be necessary or desirable to purchase the property.

PASSED and ADOPTED this ___ day of June 2024.

Abram Herman
President of the City Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: June 5, 2024
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Rachel Wall, Engineering Specialist

Information

SUBJECT:

Authorization for As-Needed Contract for Sewer Improvement Districts

RECOMMENDATION:

Staff recommends approval for the City Purchasing Division to begin a contract with River City Consultants, Inc. in the estimated collective amount of up to \$760,000 to be allocated for 2024-2027.

EXECUTIVE SUMMARY:

The purpose of this contract is for professional civil engineering services for Sewer Improvement Districts Survey and Design on an as-needed basis. The contract includes three additional one-year renewal options. This request is for approval of the new contract with an anticipated spending level of up to \$160,000 for 2024 and \$200,000 for each additional year, upon yearly renewal, through 2027.

BACKGROUND OR DETAILED INFORMATION:

On May 3, 2000, the Grand Junction City Council and the Mesa County Board of County Commissioners determined it was in the best interests of the community and the Public sewer system to establish a program to provide incentives for property owners to come together and create improvement districts to eliminate septic systems and to determine the cost per lot for sewer infrastructure. The program is called the Septic System Elimination Program and utilizes the creation of Sewer Improvement Districts to assist homeowners in financing improvements.

Sewer Improvement Districts improve water quality by eliminating septic systems from disposing of household sewage into the soils surrounding beneficiaries' homes and eventually into the groundwater, and ultimately into the Colorado River. By removing the contaminating flows from the local groundwater and treating them at the wastewater

treatment plant, river pollution decreases. The project also helps improve public health by eliminating the opportunity for continuation of septic system leach field failures. Leach field failures generally occur either at surface level on the ground surrounding the house or back up into the house and spill sewage within the home, thus causing risks to the health of the occupants, home, and neighbors.

In 2023, an Engineering Specialist was hired to support the Septic System Elimination Program. There are currently four Sewer Improvement Districts that have interest and the projects are in various phases of survey and design. Due to the increase in workload, an RFP was published in search of a firm for on-call services to supplement the City Engineering workload. There are approximately 1,555 septic systems within the Persigo 201 Sewer Boundary that are targeted through Sewer Improvement Districts for Septic System Elimination by 2041. This will provide connections for approximately 1,046 septic systems. The objective is to provide the best possible services for the community, which includes extending sanitary sewer main lines within the Persigo 201 Sewer Boundary.

A formal Request for Proposal (RFP) for the Design of Sewer Improvement Districts was disseminated via BidNet Direct, reaching out to 976 potential suppliers, resulting in approximately 46 Document/Plan Takers. Additionally, a Secondary Vendor List comprised of five (5) firms was engaged. The solicitation was promoted through the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, advertisements in The Daily Sentinel, and posted on the City's Purchasing website.

In response to the RFP, the City received proposals from three (3) firms, namely:

- River City Consultants, Inc., Grand Junction, CO
- HCL Engineering and Surveying, Grand Junction, CO
- JVA, Inc., Grand Junction, CO

A dedicated committee evaluated the proposals considering the criteria outlined in the solicitation. Key factors assessed included the firm's understanding of the scope of services required, relevant experience, qualifications, available resource availability, strategy and implementation plan, familiarity with the City, and rates.

After a thorough evaluation process, River City Consultants, Inc. emerged as the standout firm to deliver the necessary services for the as-needed contract.

FISCAL IMPACT:

The 2024 funding of \$160,000 for civil engineering services proposed to be awarded to River City Consultants, Inc. is included in the 2024 Adopted Budget for the Sewer Fund. The remainder will be budgeted at \$200,000 a year, from 2025 through 2027.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to begin a contract with River City Consultants, Inc. for Professional Civil Engineering Survey and Design As-Needed Services in the estimated collective amount up to \$760,000 to be allocated for 2024-2027.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: June 5, 2024

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Eric Mocko, Transportation Engineer

Information

SUBJECT:

4th-5th Street Improvements Project - Pilot Phase

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a construction Contract with M.A. Concrete Construction, Inc. of Grand Junction, CO, for the negotiated, reduced scope of the 4th-5th Streets Improvements Project—Pilot Phase in the amount of \$925,434.26. Within the negotiated scope for the Project, City crews will perform striping, thermoplastic, and plastic delineator installation.

EXECUTIVE SUMMARY:

This project includes the pilot installation of a one-lane, one-way configuration - including parallel parking and a buffered bike lane on the right side of both 4th and 5th Streets between Ute Avenue and North Avenue. It also includes a permanent roadway widening to include bike lanes on a section of 5th St. between Belford Ave. and North Ave. Additionally, it includes the permanent conversion of Belford Ave. between 4th St. and 5th St. to a conventional two-way street. All construction work and services will be performed under a contract with M.A. Concrete Construction, with the exception of striping, thermoplastic, and plastic delineator installation, which will be performed by City crews. The construction contract and City incurred material costs will be funded by the \$1.2 million budgeted within the 3/4 sales tax capital improvement fund.

BACKGROUND OR DETAILED INFORMATION:

In 2021, the Downtown Development Authority (DDA), in partnership with the City of Grand Junction, initiated a study to determine if converting 4th and 5th Streets into two-way streets was feasible. Through this planning effort and public outreach, it was determined that either a two-way street configuration, or the existing one-way configuration were both feasible for the forecasted future traffic. However, the preferred

alternative was an enhanced two-lane, one-way facility for both streets. The enhancement criteria identified in the feasibility study were generally identified as the following: Safety, Optimization of Traffic Circulation, Improved Walkability and Bikeability, and Activation of Economic Development. Further design and public outreach efforts since the original feasibility study then determined that a one-lane, one-way facility was also not only feasible (as determined through additional traffic modeling and analysis) but would further increase the identified enhancement criteria – specifically slowing vehicles down, increasing walkability/bikeability, increasing amenity space, and maximizing potential parking compared to the other alternatives.

Based on this planning feasibility study, public outreach, and engineering design, the DDA and the City jointly moved forward in the design and engineering of a pilot phase implementation of the project. The pilot phase that will be implemented with this associated solicitation includes curb, gutter, sidewalk, and median work on both corridors between Belford and North Ave, along with a minor street reconstruction on 5th St between Grand Ave and Gunnison. The primary emphasis of the project consists of restriping and plastic bollards to demonstrate the proposed enhancements. This will allow for the flexibility to make adjustments, as necessary, in an effort to optimize safety and traffic operations.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. One company submitted a formal bid, which was found to be responsive and responsible. However, the bid amount was in excess of the project budget of \$1.2 million dollars. Since only one company submitted a responsive and responsible bid, City procurement policy allows for the negotiation of scope and pricing with the sole bidder.

City staff and the contractor negotiated and a revised scope was agreed upon between City Staff and the contractor that removed the striping, thermoplastic, and plastic delineator installation from the contract. This work is now proposed to be performed by City Crews.

The original scope and subsequent negotiated and revised scope bids were received in the following amounts:

Firm	Location	Bid Amount
M.A. Concrete Construction, Inc (Original Bid)	Grand Junction, CO	\$2,043,367.89
M.A. Concrete Construction, Inc (Negotiated Revised Bid - City Crews perform)	Grand Junction, CO	\$925,434.26

striping, thermoplastic, and plastic delineators)		
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If this contract is approved, the project is scheduled to begin this summer and will take approximately 75 days to complete.

Per Section 1.1.3 Paragraph 3 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

The funding for this project is in the 2024 Adopted Budget in the Sales Tax Capital Improvement Fund. The City also received a CDOT Revitalizing Main Street grant in the amount of \$150,000 for the project.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a Contract with M.A. Concrete Construction, Inc. of Grand Junction, CO based on the negotiated and revised scope for the 4th and 5th Streets Improvements Project - Pilot Phase in the amount of \$925,434.26, and to authorize City crews to perform the work of striping, thermoplastic, and plastic delineator installation for the Project.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: June 5, 2024
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Approval of a Contract with Unison Solutions, Inc. for BioCNG Media

RECOMMENDATION:

Staff recommends approval of a sole source purchase order with Unison Solutions, Inc. for BioCNG media in the amount of \$53,876.75.

EXECUTIVE SUMMARY:

Approval of a sole source contract with Unison Solutions, Inc. for BioCNG media in the amount of \$53,876.75. BioCNG media products supplied by Unison Solutions, Inc. (UNI-H2SD and UNI-CL3E) are hydrogen sulfide and siloxane removal products that are proprietary formulas compatible with the BioCNG unit utilized at the Persigo Wastewater Treatment Plant.

BACKGROUND OR DETAILED INFORMATION:

The Persigo wastewater treatment plant operates a BioCNG unit that processes methane produced through anaerobic digestion of biosolids and refines it to the standard required to fuel vehicles at the Compressed Natural Gas (CNG) station located at fleet fueling station. To maintain operational status, the process equipment requires industry specific filtrate media that removes impurities including moisture, siloxane, and hydrogen sulfide gas. This media is replaced every four to six months.

Due to the specialized nature of the process and equipment, the appropriate materials are proprietary formulas with detailed performance conditions. Unison Solutions, Inc. is the sole provider for the UNI-H2SD (H2S removal media) and the UNI-CL3E (siloxane removal media) products required for the BioCNG process. Other media cannot be purchased because those products would not produce CNG at the necessary quality due to incompatible parameters.

FISCAL IMPACT:

Funds for the \$53,876.75 contract are included in the 2024 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to issue a purchase order for the sole source procurement of BioCNG media from Unison Solutions, Inc in the amount of \$53,876.75.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: June 5, 2024
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

A Resolution Renaming S. Grandeur Court to 28 1/2 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Consider a request by the property owners living on S. Grandeur Court to rename S. Grandeur Court Street name to 28 1/2 Road. The properties are currently addressed off 28 1/2 Road.

BACKGROUND OR DETAILED INFORMATION:

Section 21.05.020(e)(3)(iv) of the Grand Junction Zoning and Development Code states that a street naming system shall be maintained to facilitate the provision of necessary public services (police, fire, and mail) and to provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent with the addressing system shall be made to conform as the opportunity occurs.

There are six property owners located on the S Grandeur Court Cul-de-sac off of 28 1/2 Rd who have requested a street name change on the cul-de-sac from S Grandeur Ct to 28 1/2 Road. Attached as Exhibit 1 are petitions from these property owners. When the original Subdivision Plat was recorded in 1979, it appears that the cul-de-sac was originally platted as S Grandeur Ct. However, since the development of the Subdivision in 1995, the properties have been addressed off 28 1/2 Road. Additionally, the most recent replat of the Subdivision recorded in 2004 shows the Cul-de-sac as being a part of 28 1/2 Road. City staff are unsure of what changed between 1979, 1995, and 2004, but the conflict between the City's official records and mailing addresses of the

properties remains and needs to be resolved.

The City's street naming system and GIS show the Cul-de-sac as S Grandeur Ct. Recently, the City installed new street signs in this area to meet reflectivity requirements and there have been issues with emergency services finding homes since they are addressed off 28 1/2 Road with a sign present that says S Grandeur Ct. Residents are concerned about delays in response times in emergency situations as well as delays in other services like postal deliveries. With this being the case, residents submitted a petition and contacted the City to request that the name of the cul-de-sac be changed to eliminate this confusion. Addressing changes are reviewed by the City's internal addressing committee. The consensus of the addressing committee was to move forward with an official street name change request.

The area of the right-of-way with the name being changed is small, totaling roughly 8,400 sf, and will affect the six properties. This area is visually depicted in the map shown on Exhibit 2. Since the houses have been addressed to 28 1/2 Rd for 30 years, this is simply cleaning up and removing the S Grandeur Court name from the City's system. The mailing addresses of these properties will not change.

With the recent difficulties for emergency services in locating homes and it being a life and safety issue, staff recommended approval of the request. Further, the addressing committee identified this as the best way to resolve the issue. No other entities reviewing the request had any objection to the street name change.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 40-24, a resolution renaming S Grandeur Court to 28 1/2 Road.

Attachments

- 1. Exhibit 1: Resident Petitions to Change Street Name
- 2. Exhibit 2: Map and Description
- 3. Exhibit 3: Resolution

**Street Name Change Request
Adjacent Property Owner Signature Sheet**

Name change requested: Residents request that City Council change the official name of S. Grandeur Court to reflect the existing addresses of the properties. Since 1996, these properties have been addressed to 28 1/2 road. Residents on this cul-de-sac request that the official street name of S. Grandeur Court be removed so that the street name is consistent with their mailing addresses and to eliminate confusion for emergency services.

Parcel Number: 294307256006

Owner: Kenneth D Smith & Lori^{R.} Anderson Smith

Property Address: 587 28 1/2 Rd, Grand Jct, Co 81501

Property Owner's Statement:

- I support the proposed street name change.
- I am opposed to the proposed street name change.
- I have no comment regarding the proposed street name change.

Comment:

Signature:  Date: March 9, 2024

Name & Title: Lori R. Anderson Smith
Owner
Kenneth Smith - Owner

**Street Name Change Request
Adjacent Property Owner Signature Sheet**

Name change requested: Residents request that City Council change the official name of S. Grandeur Court to reflect the existing addresses of the properties. Since 1996, these properties have been addressed to 28 1/2 road. Residents on this cul-de-sac request that the official street name of S. Grandeur Court be removed so that the street name is consistent with their mailing addresses and to eliminate confusion for emergency services.

Parcel Number: 294307256004

Owner: GEORGE M KARCH
CATHERINE M KARCH
Property Address: 589 28 1/2 Rd.
GRD. Jct.

Property Owner's Statement:

- I support the proposed street name change.
- I am opposed to the proposed street name change.
- I have no comment regarding the proposed street name change.

Comment:

Signature: *George M Karch* Date: 3-12-2024
Catherine M Karch 3-12-2024
Name & Title: OWNERS - GEORGE M KARCH
CATHERINE M KARCH

**Street Name Change Request
Adjacent Property Owner Signature Sheet**

Name change requested: Residents request that City Council change the official name of S. Grandeur Court to reflect the existing addresses of the properties. Since 1996, these properties have been addressed to 28 1/2 road. Residents on this cul-de-sac request that the official street name of S. Grandeur Court be removed so that the street name is consistent with their mailing addresses and to eliminate confusion for emergency services.

Parcel Number: 2943-072-56-002

Owner: Eugene Dedick & Judith Rutterbush-Rayment

Property Address:

591 28 1/2 Rd., GRAND Junction, CO 81501

Property Owner's Statement:

- I support the proposed street name change.
- I am opposed to the proposed street name change.
- I have no comment regarding the proposed street name change.

Comment:

Request for Name Change

Signature:

Judith Rutterbush-Rayment

Date:

3-10-2024

Name & Title:

Judith Rayment - Homeowner
Eugene Dedick - Homeowner

**Street Name Change Request
Adjacent Property Owner Signature Sheet**

Name change requested: Residents request that City Council change the official name of S. Grandeur Court to reflect the existing addresses of the properties. Since 1996, these properties have been addressed to 28 1/2 road. Residents on this cul-de-sac request that the official street name of S. Grandeur Court be removed so that the street name is consistent with their mailing addresses and to eliminate confusion for emergency services.

Parcel Number: 2943-072-56-003

Owner: Edgar Leon, Tesseca Leon

Property Address:
589 1/2 28 1/2 Rd
GJ, CO 81501

Property Owner's Statement:

- I support the proposed street name change.
- I am opposed to the proposed street name change.
- I have no comment regarding the proposed street name change.

Comment:

Signature:

Tesseca Leon

Date: 3-12-24

Name & Title:

Edgar Leon Home owner
Tesseca Leon Home owner

**Street Name Change Request
Adjacent Property Owner Signature Sheet**

Name change requested: Residents request that City Council change the official name of S. Grandeur Court to reflect the existing addresses of the properties. Since 1996, these properties have been addressed to 28 1/2 road. Residents on this cul-de-sac request that the official street name of S. Grandeur Court be removed so that the street name is consistent with their mailing addresses and to eliminate confusion for emergency services.

Parcel Number: 294307256005

Owner: BILLY HARRIS

Property Address: 587 1/2 OF 1/2 RD., GRAND JUNCTION, CO 81501

Property Owner's Statement:

- I support the proposed street name change.
- I am opposed to the proposed street name change.
- I have no comment regarding the proposed street name change.

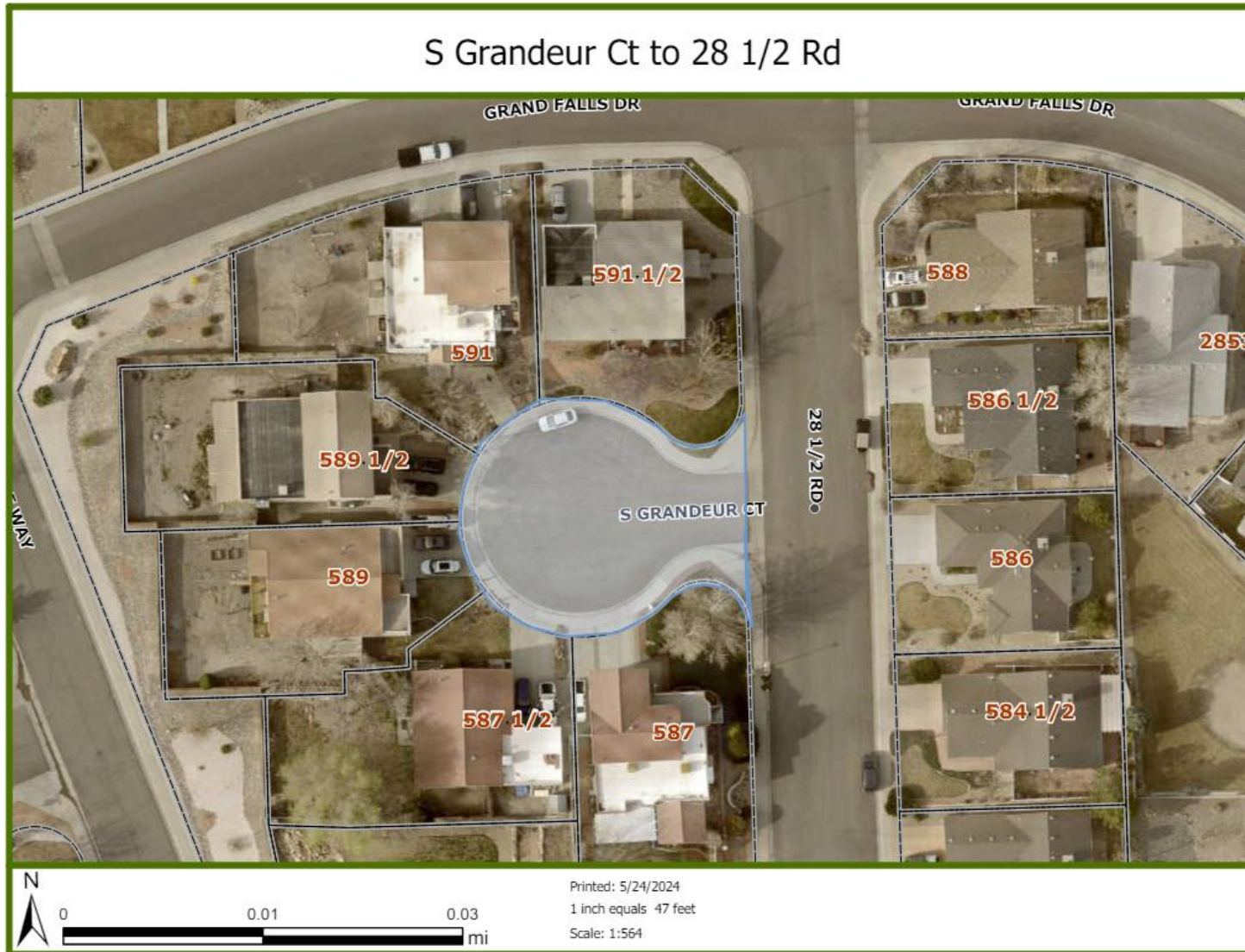
Comment:

Signature: *Billy Harris*

Date: 3/16/09

Name & Title: BILLY HARRIS
OWNER

Exhibit 2: Map and Description



*S Grandeur Ct is to be changed to 28 ½ Rd (as highlighted in blue). No mailing addresses will be affected by this street name change.

CITY OF GRAND JUNCTION

RESOLUTION NO. __-24

A RESOLUTION RENAMING S GRANDEUR COURT TO 28 ½ ROAD

Recitals.

Section 21.05.020(e)(3)(iv) of the Grand Junction Zoning and Development Code states that a street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire and mail) and to provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

Residents have requested an official street name change so that there is consistency between their mailing address and the street name. Historically, the street name has been 28 ½ Road and is platted as such. With recent delays in emergency services as well as the postal service, this has been identified as a life and safety issue. The addressing committee has identified this as the appropriate solution to clear up confusion on the street name.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That S Grandeur Court as described in this resolution is hereby changed to 28 ½ Road.

ADOPTED AND APPROVED THIS ____ day of _____ 2024.

ATTEST:

City Clerk

President of City Council



Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: June 5, 2024
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

A Resolution Renaming a Portion of G 1/4 Road to Garden Road (SNC-2024-288)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Consider a request by staff to rename G ¼ Rd between 24 ½ Road and Mountain View Drive to Garden Rd. There are no properties addressed off G ¼ Road that will be impacted by the change in name.

BACKGROUND OR DETAILED INFORMATION:

Section 21.05.020(e)(3)(iv) of the Grand Junction Zoning and Development Code states that a street naming system shall be maintained to facilitate the provision of necessary public services (police, fire and mail) and to provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent with the addressing system shall be made to conform as the opportunity occurs.

During a recent review of a simple subdivision on Garden Road, staff discovered that there is 120 ft of G ¼ Road that was not changed to Garden Road as part of the previous Garden Vine Subdivision. To make the road naming consistent, staff decided that the last 120 ft portion of G ¼ Road should be changed to Garden Road. There are no property owners on G ¼ Road that will be affected by this name change. None of the adjacent properties are addressed to G ¼ Road.

The area of the right-of-way for the name change is small, totaling a little over 5,000 sf. This area is visually depicted in the map shown on Exhibit 1.

In order to minimize future confusion, staff recommends renaming this portion of G ¼ Road to Garden Road so it is consistent between 24 ½ Road and Monument View Drive.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 41-24, a Resolution Renaming G ¼ Road between 24 ½ Road and Mountain View Drive to Garden Road.

Attachments

1. Exhibit 1: Map and Description
2. Exhibit 2: Resolution

Exhibit 1: Map and Description



*G ¼ Road is to be changed to Garden Road between 24 ½ Road and Monument View Drive (as highlighted in blue). No properties will be affected by this street name change.

CITY OF GRAND JUNCTION

RESOLUTION NO. __-24

A RESOLUTION RENAMING G 1/4 ROAD TO GARDEN ROAD BETWEEN 24 1/2 ROAD AND MONUMENT VIEW DRIVE

Recitals.

Section 21.05.020(e)(3)(iv) of the Grand Junction Zoning and Development Code states that a street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire and mail) and to provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

The discovery of 120 ft of G 1/4 Road that was not appropriately changed as part of the Garden Vine Subdivision. For purposes of consistency, that 120 ft portion should be changed to Garden Road so that it matches the rest of the road.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That G 1/4 Road between 24 1/2 Road and Monument View Drive as described in this resolution is hereby changed to Garden Road.

ADOPTED AND APPROVED THIS ____ day of _____ 2024.

ATTEST:

City Clerk

President of City Council



Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: June 5, 2024
Presented By: Trenton Prall, Engineering & Transportation Director
Department: Engineering & Transportation
Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution Authorizing the Interim City Manager to Submit a Grant Application to the U.S. Department of Transportation's Active Transportation Infrastructure Investment Program (ATIIP) for the Downtown to Dos Rios Pedestrian/Bicycle Bridge over Union Pacific Railroad and Riverside Parkway

RECOMMENDATION:

Authorize the Interim City Manager to Submit a Grant Application to the U.S. Department of Transportation's Active Transportation Infrastructure Investment Program (ATIIP) for the Downtown to Dos Rios Pedestrian/Bicycle Bridge over Union Pacific Railroad and Riverside Parkway.

EXECUTIVE SUMMARY:

The Active Transportation Infrastructure Investment Program (ATIIP) is a new competitive grant program created by the Bipartisan Infrastructure Law to construct projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines.

ATIIP projects will help improve the safety, efficiency, and reliability of active transportation networks and communities; improve connectivity between active transportation modes and public transportation; enhance the resiliency of on- and off-road active transportation infrastructure; help protect the environment; and improve quality of life in disadvantaged communities through the delivery of connected active transportation networks and expanded mobility opportunities.

This funding request of \$250,000 would support the planning, 30 percent design, and permitting with Union Pacific Railroad for a new pedestrian and bicycle structure over the Union Pacific Railroad and Riverside Parkway connecting the Dos Rios development, Depot, Mobility Hub, and Main Street.

BACKGROUND OR DETAILED INFORMATION:

Grant Background: The Active Transportation Infrastructure Investment Program (ATIIP) is a new competitive grant program created by the Bipartisan Infrastructure Law to construct projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines.

As part of the program, USDOT will award competitive grants to help communities plan, design, and construct safe and connected active transportation networks such as sidewalks, bikeways, and trails that connect destinations such as schools, workplaces, residences, businesses, recreation areas, and medical facilities within a community or metropolitan region.

ATIIP also provides an opportunity for eligible organizations to enhance their overall transportation network by integrating active transportation facilities with transit services, where available, to improve access to public transportation.

DOT has \$44.5 million in the FY 2025 ATIIP. At least \$3 million of available ATIIP funding will be set aside for Planning and Design grants. The current Notice of Funding Opportunity (NOFO) solicits applications by June 17, 2024. Projects are expected to begin within 18 months of obligation of funds and a minimum 20 percent match is required.

Selected Project:

The proposed project is for a 900-foot bicycle-pedestrian bridge across the Union Pacific Railroad's West Yard connecting 2nd Street/South Ave to the Riverfront at Dos Rios development west of Riverside Parkway. Elevators and stairs will access the bridge on the west end just west of Riverside Parkway and on the east end near the historic railroad depot and proposed mobility hub. With the development of Dos Rios and redevelopment of 2nd Street and the historic depot, and CDOT's creation of the mobility hub, this signature bridge will provide a safe pathway for non-drivers between Downtown and the proposed Dos Rios development as well as the Grand Valley-wide trails network along the Colorado River.

This project implements the recommended treatments for non-motorized pedestrian, rolling, and bicycle transportation modes identified in the City's adopted Pedestrian and Bicycle Plan for the connection between Downtown and the Riverfront. The subject bridge structure project will provide a multi-modal trail and a safe and low-stress crossing over Union Pacific Railroad's West Yard and the five-lane Riverside Parkway.

The project has been identified in the Grand Valley Regional Transportation Planning Office's 2045 Regional Transportation Plan, the City's Pedestrian and Bicycle Plan, and the Downtown Development Authority's Vibrant Together Plan. The project would restore a bridge over the Union Pacific Railroad West Yard between the 1930s and 1960s. One of the key goals in the 2045 Regional Transportation Plan is to "Foster active transportation by providing a regionally connected network of low-stress facilities

that are safe for people walking and people biking.” The foundation of the Pedestrian and Bicycle Plan is reducing the Level of (traffic) Stress on key corridors. Additionally, the project, once constructed, will address national and local transportation goals such as safety, improved network connectivity, encouraged active transportation, reduced greenhouse gas emissions, improved recreation, quality of life, public health, and transportation equity.

FISCAL IMPACT:

The planning, design and permitting phase of the project is estimated at \$250,000. If awarded, this grant of \$200,000 would fund 80 percent of the project. A \$50,000 match would be required and would be included for consideration in the 2025 budget.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 42-24, a resolution supporting the application to the U.S. Department of Transportation's Active Transportation Infrastructure Investment Program (ATIIP) for the Downtown to Dos Rios Pedestrian/Bicycle Bridge over Union Pacific Railroad and Riverside Parkway42

Attachments

- 1. RES-Dos Rios Bridge Grant 20240529

CITY OF GRAND JUNCTION, COLORADO

Resolution No. __-24

A RESOLUTION AUTHORIZING AND SUPPORTING AN APPLICATION FOR ACTIVE TRANSPORTATION INFRASTRUCTURE INVESTMENT PROGRAM (ATIIP) GRANT FUNDS FOR THE DOWNTOWN TO DOS RIOS BIKE-PED BRIDGE PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

The City Council of the City of Grand Junction by, with and through this Resolution authorizes and supports an application for grant funding to the United States Department of Transportation's (USDOT) Active Transportation Infrastructure Investment Program (ATIIP) for the Dos Rios to Downtown Bike-Ped Bridge. With the development of Dos Rios, the redevelopment of 2nd Street and the historic depot area, the creation of the mobility hub, this signature bridge will provide a safe pathway for bikes and pedestrians between Downtown and the Riverfront at Dos Rios development.

ATIIP is a new competitive grant program created by Section 11529 of the Bipartisan Infrastructure Law (enacted as the Infrastructure Investment and Jobs Act) to design and construct projects to provide safe and connected active transportation facilities in active transportation networks or active transportation spines.

ATIIP projects will help improve the safety, efficiency, and reliability of active transportation networks and communities; improve connectivity between active transportation modes and public transportation; enhance the resiliency of on- and off-road active transportation infrastructure; help protect the environment; and improve quality of life in disadvantaged communities through the delivery of connected active transportation networks and expanded mobility opportunities.

USDOT has \$44.5 million in the FY 2025 ATIIP. At least \$3 million of available ATIIP funding is set aside for Planning and Design grants. A 20% non-federal match is required.

A call for projects has been issued and applications are due June 17, 2024.

In accordance with the grant purposes, the City Engineering and Transportation Department proposes to plan, design, and permit a 900-foot pedestrian bridge across the Union Pacific Railroad's West Yard connecting South Avenue to the Riverside Parkway near the Riverfront at Dos Rios development. Elevators and stairs are proposed on both the west end in Dos Rios as well as the east end near the historic depot and future mobility hub.

Planning, design and permitting is estimated at \$250,000 and would be completed by 2026.

City staff is seeking ATIIP funding in the amount of \$200,000 representing 80% of the total project in accordance with grant requirements. The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any Grant awarded.

If the grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement with the Colorado Department of Transportation, representing USDOT, for the project.

The City staff has recommended that the City Council support the grant application and if awarded that the grant be utilized.

PASSED and ADOPTED this 5th day of June 2024.

Abram Herman
President of the City Council

ATTEST:

Amy Phillips
City Clerk



Grand Junction City Council

Regular Session

Item #5.d.

Meeting Date: June 5, 2024
Presented By: Timothy Lehrbach, Senior Planner
Department: Community Development
Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

A Resolution Issuing a Revocable Permit within the Riverside Parkway Right-of-Way and 0.02 Acres of Lot 11, Riverside Subdivision, Same as Recorded at Reception # 18317 for Storm Drain Infrastructure

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, IceTime, LLC, requests a Revocable Permit to allow for storm drain infrastructure to extend from the Applicant's property at 2515 Riverside Parkway, across the Riverside Parkway right-of-way and 0.02 acres of City-owned property, to a public storm water drain on said City-owned property. The revocable permit would facilitate the infrastructure necessary to resolve issues with ponding on the subject property and improve drainage at and around the subject area.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, IceTime, LLC, requests a Revocable Permit to allow for storm drain infrastructure to extend from the Applicant's property at 2515 Riverside Parkway, across the Riverside Parkway right-of-way and 0.02 acres of City-owned property to a public stormwater drain on said City-owned property. The revocable permit would facilitate the infrastructure necessary to resolve issues with ponding on the subject property and improve drainage at and around the subject area.

The proposed storm drain infrastructure and associated grading have been reviewed and approved by City Planning, Engineering, and the City Surveyor. Prior to proceeding with installing the storm drain across the City of Grand Junction right-of-way and City-

owned property, the City Council must approve and issue a revocable permit.

ANALYSIS

Review criteria for issuance of a Revocable Permit are provided at GJMC 21.02.050(k). The five criteria are listed below, along with analyses of this request's conformance with each criterion.

(1) There will be benefits derived by the community or area by granting the proposed revocable permit;

The Applicant's private property is subject to frequent ponding during rain events. As future expansions of the site occur, the risk of ponding or flooding issues extending into the public right-of-way or neighboring properties increases without further mitigation. The proposal addresses the Applicant's current ponding issues and prepares the site for future additions of impervious area without creating adverse impacts on adjoining areas.

(2) There is a community need for the private development use proposed for the City property;

Improvements to stormwater infrastructure on the Applicant's property improve the site's development potential for future expansion of the River City Sportsplex, which is needed for the operation's continued viability. The improvements also prevent further ponding or flooding issues from expanding to neighboring properties, the Riverside Parkway right-of-way, and the City-owned property subject to this revocable permit request.

(3) The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;

No other uses or conflicting uses are anticipated by the City in the area of the right-of-way and City-owned property encroachments. Riverside Parkway is a fully developed Principal Arterial, and the City-owned property is maintained in a natural state except for existing storm water infrastructure and trail across the property. If, at some point in the future, improvements within the area of encroachment become necessary, the applicant would be required by the conditions of the revocable permit to remove any encroaching infrastructure and provide another means for resolving any remaining drainage issues.

(4) The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas;

The proposed revocable permit does not negatively impact access, traffic circulation, or sensitive areas.

(5) The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this code and other City policies; and

The proposed revocable permit does not conflict with any of the goals or policies in the Comprehensive Plan or the City's Ordinances.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Revocable Permit request from IceTime, LLC, File No. RVP-2024-125, the Riverside Parkway Right-of-Way and 0.02 Acres of Lot 11, Riverside Subdivision, Same as Recorded at Reception # 18317 for Storm Drain Infrastructure, the following finding of fact has been made:

1. The request conforms with Section 21.02.050(k) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 43-24 a resolution issuing a Revocable Permit within the Riverside Parkway right-of-way and 0.02 Acres of Lot 11, Riverside Subdivision, same as recorded at Reception # 18317 for storm drain infrastructure adjacent to property at 2515 Riverside Parkway, City File No. RVP-2024-125, with the finding of fact described in the staff report.

Attachments

1. Application Materials
2. Agreement
3. Resolution and Revocable Permit

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Subdivision Plat/Plan - Simple

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 2515 Riverside Parkway Site Acreage: 4.52

Site Tax No(s): R057731 Site Zoning: C-2

Project Description: Simple subdivision, BLA

<u>Property Owner Information</u>	<u>Applicant Information</u>	<u>Representative Information</u>
Name: <u>IceTime, LLC</u>	Name: <u>David Repsher</u>	Name: _____
Street Address: <u>PO Box 25394</u>	Street Address: <u>PO Box 25394</u>	Street Address: _____
City/State/Zip: <u>Silverthorne, CO 80497</u>	City/State/Zip: <u>Silverthorne, CO 80497</u>	City/State/Zip: _____
Business Phone #: <u>970-376-5308</u>	Business Phone #: <u>970-376-5308</u>	Business Phone #: _____
E-Mail: <u>davidrepsher15@gmail.com</u>	E-Mail: <u>davidrepsher15@gmail.com</u>	E-Mail: _____
Fax #: _____	Fax #: _____	Fax #: _____
Contact Person: <u>Amanda Repsher</u>	Contact Person: <u>David Repsher</u>	Contact Person: _____
Contact Phone #: <u>970-376-5308</u>	Contact Phone #: <u>970-389-6088</u>	Contact Phone #: _____

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: David Repsher *DR* Date: 8-22-23
Please print and sign

Signature of Legal Property Owner: *Jared [unclear], manager* Date: 8-22-23
Please print and sign

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Dale R. Reece, am the owner of the following real property:

(b) SE 1/4 SE 1/4, Section 9, Township 1 South, Range 1 West of the Ute Meridian excepting Lots 11 and 12 of Riverside Sub

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

[Empty box for other owners]

Ice Rink Storm Drain Revocable Permit

I have reviewed the application for the (d) RVP 2024-125 pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: Dale R. Reece

Printed name of owner: Dale R. Reece

State of Colorado)

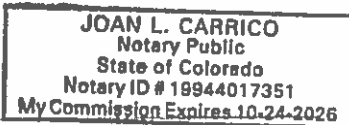
County of Mesa) ss.

Subscribed and sworn to before me on this 30th day of April, 20 24

by Dale R. Reece

Witness my hand and seal.

My Notary Commission expires on _____



Joan L. Carrico
Notary Public Signature

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

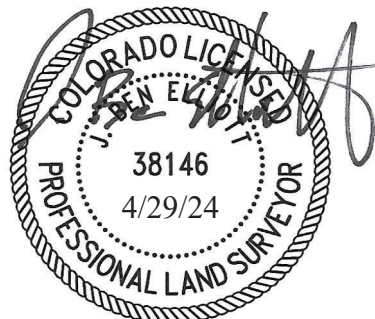
EXHIBIT A **Revocable Permit Legal Description**

A parcel of land situated in the Southeast Quarter (SE $\frac{1}{4}$) of Section 9 and the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

COMMENCING at a found Witness Corner being a point on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southeast corner of said SW $\frac{1}{4}$ bears S89°47'44"E a distance of 2585.39 feet for a Basis of Bearings with all bearings shown hereon relative thereto; thence along the South line of said SW $\frac{1}{4}$ N89°47'44"W a distance of 40.12 feet to the Southwest corner of said SW $\frac{1}{4}$; thence along the West line of said SW $\frac{1}{4}$ N00°05'56"W a distance of 590.65 feet to the POINT OF BEGINNING; thence N19°32'39"W a distance of 109.75 feet; thence N70°27'21"E a distance of 10.00 feet; thence S19°32'39"E a distance of 103.16 feet to the North line of Lot 1, Ice Skating Subdivision, Reception No. 2334019; thence along the North line of said Lot 1 S79°42'47"W a distance of 2.64 feet; thence continuing along said North line being a curve to the left having a central angle of 02°58'20", a radius of 91.00 feet, an arc length of 4.72 feet, and a chord which bears S78°16'03"W a distance of 4.72 feet returning to the West line of said SW $\frac{1}{4}$; thence along said West line S00°05'56"E a distance of 8.16 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 1034 square feet, 0.02 acres as herein described.



23-02 RP Exhibit A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

Revocable Permit

Northwest Corner
SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 10
Mesa County Survey
Marker, Illegible

Existing Storm
Sewer Manhole

Lot 11
Riverside Subdivision
Reception No. 18317
City of Grand Junction
Quitclaim Deed
Reception No. 2256412

Revocable Permit Area
1034 Square Feet
0.02 Acres

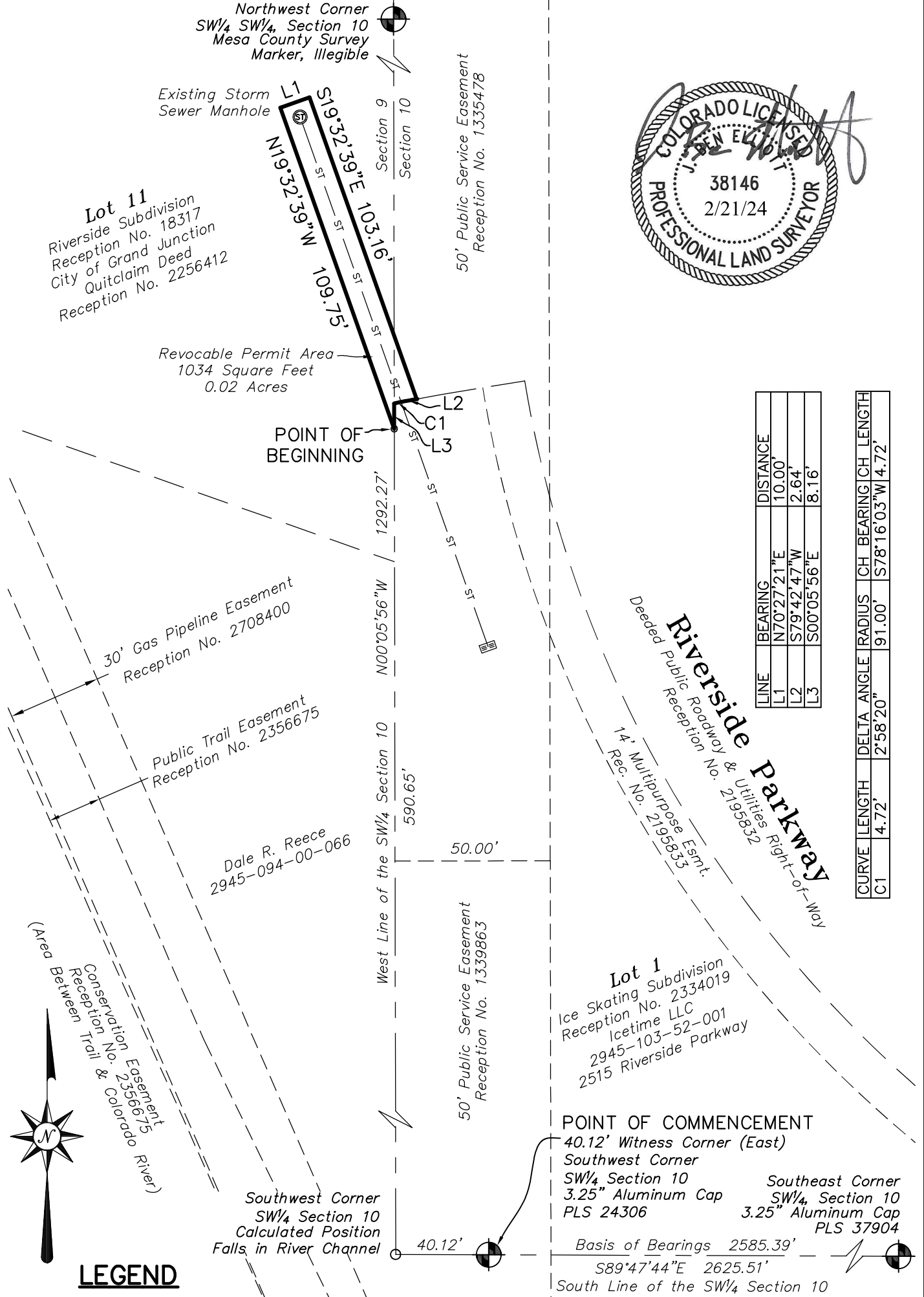
POINT OF
BEGINNING

50' Public Service Easement
Reception No. 1335478



LINE	BEARING	DISTANCE
L1	N70°27'21"E	10.00'
L2	S79°42'47"W	2.64'
L3	S00°05'56"E	8.16'

CURVE LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	2°58'20"	91.00'	S78°16'03"W	4.72'



LEGEND

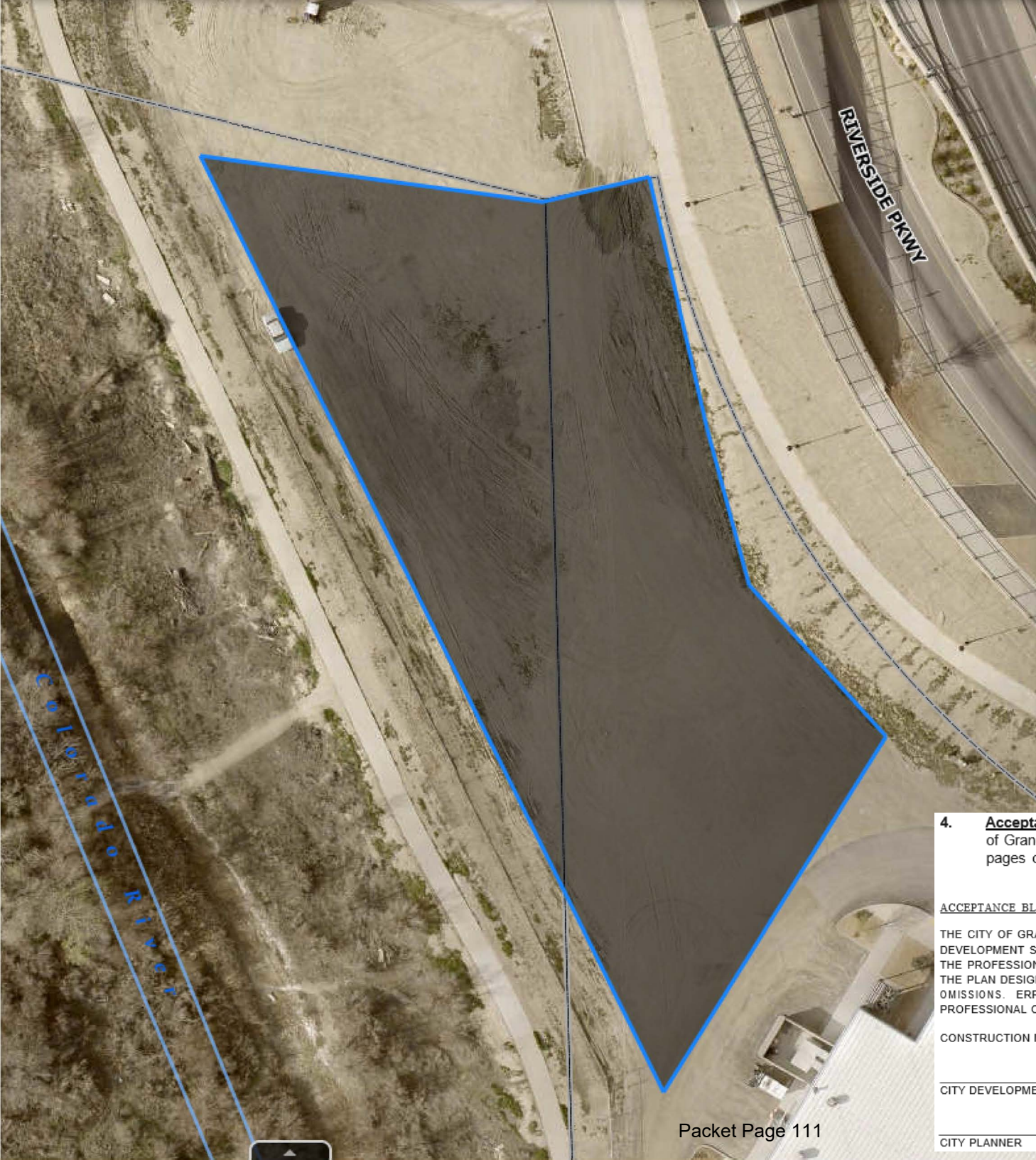
ALIQUOT SURVEY MARKER, AS NOTED
PLS PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'





High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 23-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Feb. 2024	BE	BE	-	1	1



Measurement ⤴ ✕

  | Acres ▾

Measurement Result

0.89 Acres

The shaded area represents the extent of the millings placement.

Call Mark Barslund forty eight hours prior to construction
(970) 201-1362

4. **Acceptance Blocks (aka "Signature Blocks").** All drawings requiring City of Grand Junction acceptance shall have acceptance blocks located on all pages of such drawings formatted in the following manner:

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLUANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

All storm sewer work shall be installed according to the City of Grand Junction's standards

City of Grand Junction

Call Mark Barshlund forty eight hours prior to construction
(970) 201-1362



0 0.07 0.15 1 inch equals 47 feet
Scale: 1:564
Printed: 12/14/2023
CITY OF GRAND JUNCTION
GEOGRAPHIC INFORMATION SYSTEM

4. **Acceptance Blocks (aka "Signature Blocks").** All drawings requiring City of Grand Junction acceptance shall have acceptance blocks located on all pages of such drawings formatted in the following manner:

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE

CITY DEVELOPMENT ENGINEER _____ DATE _____
CITY PLANNER _____ DATE _____



AGREEMENT

ICETIME, LLC, for themselves and for their successors and assigns, do hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2024.

By: _____
Amanda Repsher, ICETIME, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this ___ day of _____, 2024, by Amanda Repsher.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

By: _____
David Repsher, ICETIME, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this ___ day of _____, 2024, by David Repsher.

My Commission expires: _____
Witness my hand and official seal.



RESOLUTION NO. _____

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
ICETIME, LLC**

Recitals.

A. ICETIME, LLC, hereinafter referred to as the Petitioners, represent they are the owners of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 1 ICE SKATING SUBDIVISION, SAME AS RECORDED AT RECEPTION
NO. 2334019
City of Grand Junction, County of Mesa, State of Colorado

Also known by street address as: 2515 Riverside Parkway, Grand Junction, CO
81507

and identified by Mesa County Tax Schedule Number 2945-103-52-001

B. The Petitioners have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow for installation of storm drain infrastructure within the following described public right-of-way and parcel under the ownership of the City of Grand Junction:

A parcel of land situated in the Southeast Quarter (SE $\frac{1}{4}$) of Section 9 and the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

COMMENCING at a found Witness Corner being a point on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southeast corner of said SW $\frac{1}{4}$ bears S89°47'44"E a distance of 2585.39 feet for a Basis of Bearings with all bearings shown hereon relative thereto; thence along the South line of said SW $\frac{1}{4}$ N89°47'44"W a distance of 40.12 feet to the Southwest corner of said SW $\frac{1}{4}$; thence along the West line of said SW $\frac{1}{4}$ N00°05'56"W a distance of 590.65 feet to the POINT OF BEGINNING; thence N19°32'39"W a distance of 109.75 feet; thence N70°27'21"E a distance of 10.00 feet; thence S19°32'39"E a distance of 103.16 feet to the North line of Lot 1, Ice Skating Subdivision, Reception No. 2334019; thence along the North line of said Lot 1 S79°42'47"W a distance of 2.64 feet; thence continuing along said North line being a curve to the left having a central angle of 02°58'20", a radius of 91.00 feet, an arc length of 4.72 feet, and a chord which bears S78°16'03"W a distance of 4.72 feet returning to the West line of said SW $\frac{1}{4}$; thence along said West line S00°05'56"E a distance of 8.16 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 1034 square feet, 0.02 acres as herein described.

C. Relying on the information supplied by the Petitioners and contained in File No. RVP-2024-125 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioners for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2024.

Attest:

Abram Herman
President of the City Council

Amy Phillips
City Clerk

REVOCABLE PERMIT

Recitals.

A. ICETIME, LLC, hereinafter referred to as the Petitioners, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

LOT 1 ICE SKATING SUBDIVISION, SAME AS RECORDED AT RECEPTION
NO. 2334019
City of Grand Junction, County of Mesa, State of Colorado

Also known by street address as: 2515 Riverside Parkway, Grand Junction, CO
81507

and identified by Mesa County Tax Schedule Number 2945-103-52-001

B. The Petitioners have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow for installation of storm drain infrastructure as depicted in Exhibit B within the following described public right-of-way and parcel under the ownership of the City of Grand Junction:

A parcel of land situated in the Southeast Quarter (SE $\frac{1}{4}$) of Section 9 and the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

COMMENCING at a found Witness Corner being a point on the South line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southeast corner of said SW $\frac{1}{4}$ bears S89°47'44"E a distance of 2585.39 feet for a Basis of Bearings with all bearings shown hereon relative thereto; thence along the South line of said SW $\frac{1}{4}$ N89°47'44"W a distance of 40.12 feet to the Southwest corner of said SW $\frac{1}{4}$; thence along the West line of said SW $\frac{1}{4}$ N00°05'56"W a distance of 590.65 feet to the POINT OF BEGINNING; thence N19°32'39"W a distance of 109.75 feet; thence N70°27'21"E a distance of 10.00 feet; thence S19°32'39"E a distance of 103.16 feet to the North line of Lot 1, Ice Skating Subdivision, Reception No. 2334019; thence along the North line of said Lot 1 S79°42'47"W a distance of 2.64 feet; thence continuing along said North line being a curve to the left having a central angle of 02°58'20", a radius of 91.00 feet, an arc length of 4.72 feet, and a chord which bears S78°16'03"W a distance of 4.72 feet returning to the West line of said SW $\frac{1}{4}$; thence along said West line S00°05'56"E a distance of 8.16 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 1034 square feet, 0.02 acres as herein described.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2024-125 in the office of the City's Community Development Department, the City

Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioners a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way and City of Grand Junction property aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioners' use and occupancy of the public right-of-way and City of Grand Junction property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way and City of Grand Junction property.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way and City of Grand Junction property for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.
3. The Petitioners, for themselves and for their successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way and City of Grand Junction property or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
4. The Petitioners agree that it shall at all times keep the above described public right-of-way and City of Grand Junction property in good condition and repair.
5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole cost and expense of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way and City of Grand Junction property available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioners, at the Petitioners' expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2024.

The City of Grand Junction,
a Colorado home rule municipality

Attest:

Amy Phillips
City Clerk

Andrea Phillips
Interim City Manager

Acceptance by the Petitioners:

ICETIME, LLC

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A
Revocable Permit
Legal Description

A parcel of land situated in the Southeast Quarter (SE¼) of Section 9 and the Southwest Quarter (SW¼) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

COMMENCING at a found Witness Corner being a point on the South line of the Southwest Quarter (SW¼) of Section 10, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southeast corner of said SW¼ bears S89°47'44"E a distance of 2585.39 feet for a Basis of Bearings with all bearings shown hereon relative thereto; thence along the South line of said SW¼ N89°47'44"W a distance of 40.12 feet to the Southwest corner of said SW¼; thence along the West line of said SW¼ N00°05'56"W a distance of 590.65 feet to the POINT OF BEGINNING; thence N19°32'39"W a distance of 109.75 feet; thence N70°27'21"E a distance of 10.00 feet; thence S19°32'39"E a distance of 103.16 feet to the North line of Lot 1, Ice Skating Subdivision, Reception No. 2334019; thence along the North line of said Lot 1 S79°42'47"W a distance of 2.64 feet; thence continuing along said North line being a curve to the left having a central angle of 02°58'20", a radius of 91.00 feet, an arc length of 4.72 feet, and a chord which bears S78°16'03"W a distance of 4.72 feet returning to the West line of said SW¼; thence along said West line S00°05'56"E a distance of 8.16 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

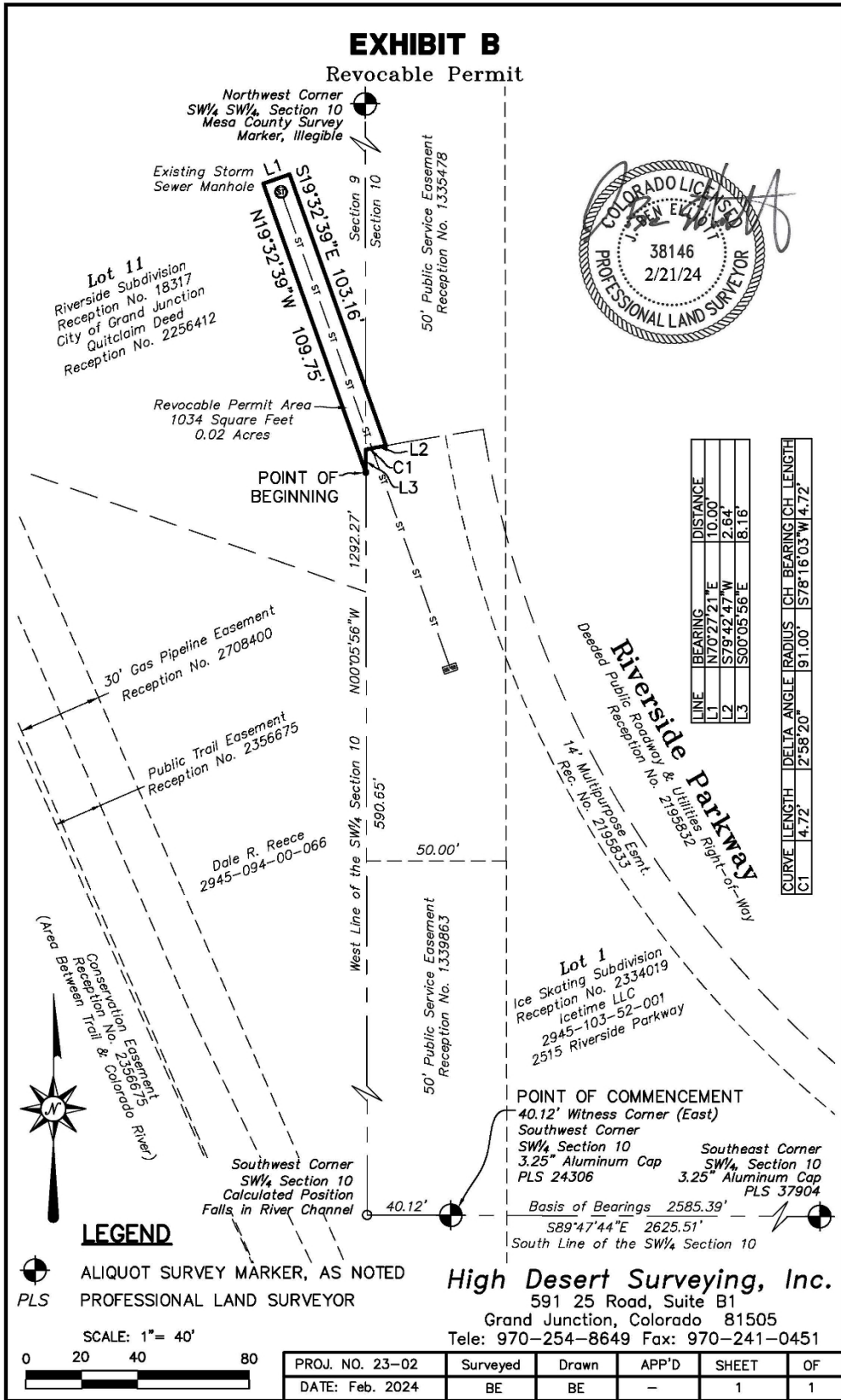
Said parcel contains an area of 1034 square feet, 0.02 acres as herein described.



23-02 RP Exhibit A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B

Revocable Permit



LINE	BEARING	DISTANCE
L1	N70°27'21"E	10.00'
L2	S79°42'47"W	2.64'
L3	S00°05'56"E	8.16'

CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	4.72'	2°58'20"	91.00'	S78°16'03"W	4.72'

LEGEND

ALIQOT SURVEY MARKER, AS NOTED
 PLS PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'



High Desert Surveying, Inc.

591 25 Road, Suite B1
 Grand Junction, Colorado 81505
 Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO.	23-02	Surveyed	Drawn	APP'D	SHEET	OF
DATE:	Feb. 2024	BE	BE	-	1	1



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: June 5, 2024
Presented By: Lindy Hodges, Housing Specialist
Department: Community Development
Submitted By: Lindy Hodges

Information

SUBJECT:

Funding Allocations for the 2024 Community Development Block Grant (CDBG) Program, and Setting a Public Hearing for Adoption of the 2024 Annual Action Plan for July 17, 2024

RECOMMENDATION:

Staff recommends approval of the 2024 CDBG allocation as presented.

EXECUTIVE SUMMARY:

City Council will consider which activities to fund for the Community Development Block Grant (CDBG) 2024 Program Year. The City will receive \$398,577 for the 2024 Program Year that will begin once the 2024 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). In addition, remaining unexpended funds from a previous program year in the amount of \$80,559 will be reallocated with the 2024 Program Year funds, bringing the 2024 total to \$479,136.

At this meeting, the City Council will receive public input on the 2024 Annual Action Plan and the recommended 2024 CDBG allocation, decide on final funding allocations for specific projects, and set a hearing date for the adoption of the 2024 Annual Action Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City's 2024 Program Year will begin once the 2024 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). The 2024 Program Year will run from September 1, 2024, through

August 31, 2025.

In 2023, the City simplified the CDBG program to fund City capital improvement or service projects while moving previous funding requests from various qualified non-profits to the City’s process for non-profit funding that is appropriated during the City’s annual budget process. This change has created significantly less administrative burden for staff and non-profits that previously utilized CDBG funds.

A memo summarizing the staff recommendations for capital improvement projects was sent to City Council for review. The funding decision will be made by the City Council at the June 7 meeting, and the final adoption of the 2024 Program Year Annual Action Plan will occur at the July 17, 2024, City Council meeting.

HUD CDBG Guidelines and Evaluation Criteria

When evaluating projects for the 2024 allocation, several HUD funding criteria must be considered, including limitation on Administration Activities (may not exceed 20 percent of the Program Year allocation) and limitation on Human Services Activities (may not exceed 15 percent of the Program Year allocation, minus any outstanding obligated funds).

Projects must also meet the CDBG National Objectives including

- 1) must benefit low and moderate-income persons,
- 2) Eliminate or prevent slum or blight, and,
- 3) Address an urgent community need (usually a natural disaster).

In addition, a project must meet the City’s Five-Year Consolidated Plan Goals that include:

- 1. Need for non-housing community development infrastructure.
- 2. Need for affordable housing.
- 3. Needs of the homeless
- 4. Needs of special needs populations

Summary of recommended CDBG funding

Below is a summary of the recommended funding for this CDBG program year, totaling \$479,136.

Based on the City’s capital plan, alignment with National Objectives, and the City’s 5-Year Consolidated Plan Goals, staff recommends funding the following projects for the 2024 CDBG program year:

CDBG Grant Administration: \$60,991 (15 percent).

This includes staff time dedicated to administering the program, professional development and training related to CDBG administration. Consultant time will also be utilized in this program year to assist with updating the five-year consolidated plan and updates to housing assessment and strategy.

Columbine Park Improvements: \$140,245

This project includes improvements to Columbine Softball Complex, including netting, fencing, and landscaping, as well as upgrades to the volleyball courts and improvements to the restroom enclosure. It also includes lighting and court improvements to the volleyball facility.

West Lake Park Improvements: \$77,900.

This project includes conservation-focused water irrigation improvements and turf renovation, as well as realignment of the disc golf course to avoid user conflicts and irrigation adjustments.

Hermosa Avenue Improvements Safe Neighborhood Route: \$160,000.

This project includes the construction of 630 feet of sidewalk, curb, and gutter along Hermosa Avenue, which does not currently have a sidewalk on either side of the street. The improvement will increase walkability for surrounding neighbors, including Hospice and Hilltop.

Ella Street Improvements Safe to School Route: \$40,000.

This project includes construction of 170 feet of sidewalk, curb, and gutter along Ella Street, which does not currently have sidewalks on either side of the street. This will provide pedestrian access to West Middle School.

FISCAL IMPACT:

The City will receive \$398,577 for the 2024 Program Year to fund eligible activities and programs. In addition, \$80,559 in unexpended funds from previous program years will be reallocated with the 2024 allocation, for a total of \$479,136.

SUGGESTED MOTION:

I move to (approve/deny) the proposed funding requests and set a public hearing for adoption of the 2024 Annual Action Plan for July 17, 2024.

Attachments

None



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: June 5, 2024
Presented By: Jennifer Tomaszewski, Finance Director
Department: Finance
Submitted By: Jennifer Tomaszewski, Finance Director

Information

SUBJECT:

An Ordinance Making Supplemental Appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2024 and Ending December 31, 2024

RECOMMENDATION:

Staff recommends approving a proposed ordinance making supplemental appropriations to amend the 2024 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2024 budget and new expenditures authorized by City Council actions, as well as some unexpected project cost increases.

BACKGROUND OR DETAILED INFORMATION:

A detail listing of supplemental appropriation by fund is provided in the agenda documentation. The following provides additional information for the supplemental requests and the impact to available fund balances, based on 2023 preliminary unaudited information, which is subject to change. The 2024 Supplemental

Appropriation includes spending authorization in the following funds:

GENERAL GOVERNMENT FUNDS

General Government Funds - Fund Balance (FB) Review	General Fund	CDBG Fund	Parkland Expansion Fund	CRC Fund	Sales Tax CIP Fund	TCP Fund	Comm Center Fund	Debt Service Fund
2023 Fund Balance (FB)								
Preliminary (unaudited) 2023 Actual Ending FB	48,355,822	-	1,433,798	316,715	11,766,283	37,139,031	2,085,603	1,750
Less: 2023 Carry Forward (CF) Appropriations	(1,390,067)	(279,860)	(192,710)	-	(2,756,278)	(14,461,700)	(405,676)	
Add: 2023 CF Revenue	185,290	279,860	-	-	1,022,246	-	-	
Revised Preliminary 2023 Actual FB	47,151,045	-	1,241,088	316,715	10,032,251	22,677,331	1,679,927	1,750
2024 Fund Balance (FB)								
2024 Adopted Budget - Change in FB (In Dec 2023)	(2,771,374)	-	(1,092,198)	3,306,321	(10,032,251)	(11,615,587)	(843,852)	-
Less: 2024 New Spending Requests	(1,725,761)	-	-	(1,720,665)	(2,765,000)	-	-	(1,720,665)
Add: 2024 New Revenue	586,450				2,576,667			1,720,665
Add: Ranchman's Ditch Trail Project Savings					188,333			
Projected 2024 Ending FB	43,240,360	-	148,890	1,902,371	-	11,061,744	836,075	1,750
Projected 2024 FB - During 2024 budget (In Dec. 2023)	39,509,970	-	46,950	3,306,321	-	9,888,841	227,584	-
Increase to FB/(Additional Use of FB)	3,730,390	-	101,940	(1,403,950)	-	1,172,903	608,491	1,750

General Fund:

The General Fund requires a total supplemental appropriation of \$3,115,828 (\$1,390,067 for 2023 carryforward requests, and \$1,725,761 for new 2024 spending), with \$771,740 of revenue offset from grants and outside revenues.

New spending includes the \$1,000,000 contribution to support the acquisition and permanent protection of Shoshone water rights authorized City Council on April 3, 2024, as well as an unexpected increase in the animal services contract with Mesa County for \$139,111. The \$1.1 million required for these two items will be funded with unspent expense budget from 2023, primarily due to labor and operating expense savings, and therefore will not decrease the 2024 adopted General Fund ending balance.

New spending of grant revenues is \$246,653 for the Police Department, \$149,797 for a second round of an electric bicycle program fully funded by the State Energy Office and administered by Community Development, and \$40,000 for a local planning capacity study also in Community Development. New spending for outside revenues is \$150,000 for improvements to the Las Colonias Amphitheater, which is fully funded by Oak View Group, the contracted operator for the Convention Center, Avalon Theater, and the Amphitheater.

A supplemental appropriation of \$1,390,067 is required for the carryforward of programs and projects authorized in the 2023 budget but not completed in 2023. This includes \$473,000 of non-profit funding; \$390,000 to Grand Junction Housing Authority (GJHA) towards 'The Current' 24 Road Housing Project, which was approved with the 2022 Adopted Budget, then carried forward to 2023, and \$83,000 to GJHA for Crystal Brook Apartments, which was approved with the 2023 Adopted Budget. The carryforward includes \$379,255 towards vehicles and equipment ordered but not received in 2023, a skid steer and trailer, a bike lane sweeper (\$232,325), and an excavator and trailer (\$146,960). The remaining supplemental appropriations are to carryforward projects started in 2023 that will continue into 2024, and the Wildland Grant for fire materials

mitigation. As this spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 Adopted ending fund balance. The 2024 ending fund balance is now estimated at \$43.2 million.

CDBG Fund 104

The Community Development Block Grant (CDBG) fund requires a supplemental appropriation of \$279,860 for the carryforward of previously authorized spending of federal pass-through funds for two Safe Routes to School projects. CDBG awards can be disbursed over a three-year period to grantees. The disbursements are on a reimbursement basis, so the timing is dependent on the grantees' spending on the authorized project or program.

Parkland Expansion Fund 105

The Parkland Expansion Fund requires a supplemental appropriation of \$192,710 to carryforward funds which were approved in the 2023 Adopted Budget to partially fund the Dos Rios Public Amenity (Splash Park) Project. As this spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 Adopted ending fund balance.

Community Recreation Center (CRC) Fund 116

The CRC Fund requires a new appropriation of \$1,720,665 for the first debt payment, which is due in 2024. The debt issuance was approved by voters in April 2023; bond proceeds were received, and the debt service schedule was set in February 2024. This new spending will be a planned reduction of the available fund balance in the CRC fund, which is now estimated to be \$1.9 million at the end of 2024.

Sales Tax CIP Fund 201

The Sales Tax CIP Fund is where most of the City's capital projects are budgeted, with the exception of transportation capacity, utility, and internal service fund projects.

New spending authority of \$2.2 million is required to utilize the Prop 123 Grant award for land acquisition of the Salt Flats property, and \$565,000 is required due to a cost increase to acquire the property for Rivertrail Expansion C 1/2 Road Gap Project. However, the additional cost of this project will be split between the City, Mesa County, and Colorado Parks & Wildlife; the City's portion will be covered by project savings from Ranchman's Ditch Trail Project. \$2,756,278, is required for the carryforward of capital projects started in 2023 that will be completed in 2024. Details are provided in the attached supplemental schedule for each of the nine projects in the carryforward request. Reauthorizing appropriations does not reduce the 2024 Sales Tax Capital Improvement ending fund balance currently estimated to end the year balanced. New spending has revenue to offset the new appropriations.

Transportation Capacity Fund 207

The Transportation Capacity Fund requires supplemental appropriation of \$14,461,700 for the carryforward of projects budgeted in 2023 that will be completed in 2024. The largest of the projects is the F 1/2 Parkway, Market to Patterson for \$11.1 million. Details are provided in the attached supplemental schedule for the remaining seven

projects. Because this spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 adopted Transportation Capacity ending fund balance. Due to timing of other expansion projects, the 2024 ending fund balance is now estimated to be \$11 million.

Communications Center Fund 405

The Communications Center Fund requires supplemental appropriation of \$405,676 for the carryforward of Microwave Replacements started in 2023 that will be completed in 2024. Because this spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 adopted Communications Center ending fund balance.

Debt Service Fund 610

The Debt Service fund requires supplemental appropriation of \$1,720,665 for the CRC debt payment funded by the CRC tax.

ENTERPRISE FUNDS

Enterprise Funds - Fund Balance (FB) Review	Water Fund	Solid Waste/ Recycling Fund	Sewer Fund
2023 Fund Balance (FB)			
Preliminary (unaudited) 2023 Actual Ending FB	7,267,806	2,607,436	40,420,978
Less: 2023 Carry Forward (CF) Appropriations	(4,083,482)	(548,496)	(7,635,258)
Add: 2023 CF Revenue	1,889,142	479,620	-
Revised Preliminary 2023 Actual FB	5,073,466	2,538,560	32,785,720
2024 Fund Balance (FB)			
2024 Adopted Budget - Change in FB (In Dec 2023)	(2,077,682)	(1,557,289)	19,329,705
Less: 2024 New Spending Requests	(125,469)	(659,758)	(2,174,472)
Add: 2024 New Revenue	25,469	315,470	-
Projected 2024 FB - During 2024 budget (In Dec. 2023)	2,895,784	636,983	49,940,953
Projected 2024 FB - During 2024 budget (In Dec. 2023)	2,089,495	595,337	50,498,533
Increase to FB/(Additional Use of FB)	806,289	41,646	(557,580)

Water Fund 301

The Water Fund requires \$25,469 of new spending for grant revenues for the Colorado Water Conservation Board Technical Assistance Grant. New spending that is not grant funded includes \$100,000 for the design of Juniata Reservoir Seepage Repair Project and will be funded with an unspent expense budget from 2023. Due to other operational savings in 2023, the ending fund balance is now estimated at \$2.9 million.

The Water Fund requires a total supplemental appropriation of \$4,083,482 for the carryforward of projects budgeted in 2023 that will be completed in 2024. These projects include the Purdy Mesa and Kannah Creek flowline projects (\$1,769,142) as well as Kannah Creek Water System Improvements (\$980,000). Details are provided in the attached supplemental schedule for the remaining eight projects. Because this spending was authorized in 2023, re-authorizing it in 2023 does not reduce the 2024 adopted Water ending fund balance.

Solid Waste and Recycling Fund 302

The Solid Waste and Recycling Fund requires a supplemental appropriation of \$1,208,254; carryforward of the Recycling Center Improvements of \$548,496 that was started in 2023 and will be completed in 2024, offset by \$479,620 in grant revenues; and new spending of \$659,758 for an electric recycling Split Body Refuse Truck, offset by \$315,470 of grant revenues. Because the carryforward project was authorized in 2023, re-authorizing in 2024 does not reduce the 2024 adopted Solid Waste and Recycling ending fund balance. The new spending does reduce the 2024 fund balance; however, it is offset by grant revenues and operating savings from 2023. The 2024 ending fund balance is now estimated at \$636,983.

Sewer Fund 900

The Sewer Fund requires a supplemental appropriation of \$7,635,258 for the carryforward of projects started in 2023 that will be completed in 2024. These projects include wastewater treatment plant expansion projects (\$4.2 million), sewer line replacements (\$2,589,623), and Odor Control Improvements (\$820,000). Because this carryforward spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 adopted Sewer ending fund balance. The Sewer Fund requires a new appropriation of \$2,174,472 for the first debt payment for the plant expansion bonds. These bonds were issued and the debt service schedule was set in February 2024. While this new spending will reduce the original projected 2024 ending fund balance for the Sewer Fund, the expense was expected and has been included in the long-term financial plan for the Sewer Fund. The 2024 ending fund balance is now estimated at \$49.9 million.

INTERNAL SERVICE FUNDS

Internal Service Funds - Fund Balance (FB) Review	Information Technology Fund	Fleet Fund
2023 Fund Balance (FB)		
Preliminary (unaudited) 2023 Actual Ending FB	2,597,727	7,000,436
Less: 2023 Carry Forward (CF) Appropriations	-	(3,573,600)
Revised Preliminary 2023 Actual FB	2,597,727	3,426,836
2024 Fund Balance (FB)		
2024 Adopted Budget - Change in FB (In Dec 2023)	(81,702)	(154,425)
Less: 2024 New Spending Requests	(210,150)	
Add: 2024 New Revenue	133,400	-
Projected 2024 FB - During 2024 budget (In Dec. 2023)	2,439,275	3,272,411
Projected 2024 FB - During 2024 budget (In Dec. 2023)	1,477,753	3,393,439
Increase to FB/(Additional Use of FB)	961,522	(121,028)

Information Technology Fund 401

The Information Technology Fund requires new spending authority or \$210,150 for the Carrier Neutral Location for Broadband Project. When included in the 2023 adopted budget, the total cost was an estimate based on a preliminary design and plan. After working with regional partners, the project's cost has increased. Part of this increase will

be paid back over time with lease revenue from partners. The increase in the project will be funded with an unspent expense budget from 2023 and will not decrease the adopted 2024 Information Technology ending balance.

Fleet Fund 402

The Fleet Fund requires a supplemental appropriation of \$3,573,600 for the carryforward of vehicles authorized for replacement in 2023, but not purchased or received in 2024. Since the supply chain crisis impacting vehicle manufacturing started in 2020, it has been extremely difficult to plan for regular replacement of the fleet. Manufacturers have continued to open ordering windows for only a short time period, if at all, for some models during the year. Fleet currently has several letters of intent for equipment that have chassis build slots scheduled. Once final quotes are received, purchase orders will be issued. Because this spending was authorized in 2023, re-authorizing it in 2024 does not reduce the 2024 adopted Fleet ending fund balance. The 2024 ending fund balance is now estimated at \$3.3 million.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5222, an ordinance making supplemental appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2024 and ending December 31, 2024 and order publication in pamphlet form.

Attachments

1. May 15, 2024 Detail Supplemental Appropriation List
2. 2024 Supplemental Appropriation Ordinance First Reading, May 15, 2024

2024 Supplemental Appropriation Detail By Fund
May 15, 2024

Fund	Description	Amount
General Fund 100		
New	Shoshone Acquisition and Water Rights Contribution	\$ 1,000,000
New	Increase in Animal Services Contract	139,311
New-Grant	Police Forfeiture and Grant Funds for Diversity, Equity, Inclusion Training, Equipment, and Supplies	246,653
New-Grant	Community Development Electric Bicycle Grant	149,797
New-Grant	Community Development Evaluation of Development Review Process	40,000
New-Funded	Improvements to Las Colonias Amphitheater(fully funded by operator)	150,000
	General Fund New Spending Authorization	1,725,761
Carryforward	Grand Junction Housing Authority The Current (24 road project)	390,000
Carryforward	Grand Junction Housing Authority Crystal Brook Apartments	83,000
Carryforward	Fire Wildfire Materials Mitigation Project (grant funded)	185,290
Carryforward	General Services Equipment	232,325
Carryforward	Parks and Recreation Equipment	146,930
Carryforward	Enterprise Resource Planning (ERP) System	277,522
Carryforward	Canyon View Park Fiber	75,000
	General Fund Carryforward Authorization	1,390,067
	Total General Fund Supplemental Appropriation	3,115,828
CDBG Fund 104		
Carryforward	Transfer to Sales Tax Capital Improvement Fund for Safe Routes to School Projects	279,860
	Total CDBG Fund Supplemental Appropriation	279,860
Parkland Expansion Fund 105		
Carryforward	Transfer to Sales Tax Capital Improvement Fund for Dos Rios Public Amenity	192,710
	Total Parkland Expansion Fund Supplemental Appropriation	192,710
Community Recreation Center 116		
New	Transfer to Debt Service Fund for first interest expense payment on Community Recreation Center bonds	1,720,665
	Total Community Recreation Center Fund Supplemental Appropriation	1,720,665

2024 Supplemental Appropriation Detail By Fund
May 15, 2024

Fund	Description	Amount
Sales Tax Capital Improvement Fund 201		
New-Funded	Increase in Acquisition Cost of Property for Rivertrail Expansion C 1/2 Road Gap (Funded by Partners)	565,000
New-Grant	Land Acquisition for Salt Flats-Prop 123 Grant	2,200,000
	Sales Tax Capital Improvement Fund New Spending Authorization	2,765,000
Carryforward	Carrier Neutral Location for Broadband	65,000
Carryforward	Safe Routes To School 27 Road South of UnawEEP Avenue (partial CDBG funded)	254,278
Carryforward	Safe Routes To School 27 Road South of Highway 50 (partial CDBG funded)	140,000
Carryforward	Colorado River Levee Renovations	141,739
Carryforward	Union Pacific Railroad Downtown Quiet Zone	91,801
Carryforward	Streetlight Relocations	50,031
Carryforward	Dos Rios Public Amenity (partial grant funded)	1,310,240
Carryforward	Lincoln Park/Canyon View Pickleball Court Expansion	185,986
Carryforward	Crime Prevention Through Safer Streets (grant funded)	517,203
	Sales Tax Capital Improvement Fund Carryforward Authorization	2,756,278
	Total Sales Tax Capital Improvement Plan Fund Supplemental Appropriation	5,521,278
Transportation Capacity Payment Fund 207		
Carryforward	I-70 Interchange @ 29 Rd 1601 Environmental Assessment	548,943
Carryforward	D 1/2 Road, 29 to 30 Road (bond funded)	1,000,000
Carryforward	Horizon Drive at G Road and 27 1/2 Road (bond funded)	406,869
Carryforward	26 1/2 Rd, Horizon to Summerhill (bond funded)	282,535
Carryforward	B 1/2 Road, 29 Road to 29 1/2 Road (bond funded)	100,000
Carryforward	F 1/2 Parkway, Market to Patterson (bond funded)	11,143,028
Carryforward	24 Road and G Road Capacity Improvements (bond funded)	580,325
Carryforward	Patterson Capacity Improvements (5 Intersections) (bond funded)	400,000
	Total Transportation Capacity Payment Fund Supplemental Appropriation	14,461,700
Water Fund 301		
New-Grant	Colorado Water Conservation Board Technical Assistance Grant	25,469
New	Design of Juniata Reservoir Seepage Repair	100,000
	Water Fund New Spending Authorization	125,469
Carryforward	Gunnison River Infrastructure	157,167
Carryforward	2022 Kannah Creek Flowline	237,709
Carryforward	2023 Water Line Replacements	169,410
Carryforward	2022 Purdy Mesa Flowline/Kannah Creek Backwash	1,769,142
Carryforward	Kannah Creek Water System Improvements	980,000
Carryforward	Ranch Improvements/Sustainable Agriculture	178,157
Carryforward	Grand Mesa Reservoir Improvements	200,000
Carryforward	Carson Lake Dam Rehabilitation	116,379
Carryforward	Construction of Purdy Mesa Flowline Replac/Pressure Control Tank	75,994
Carryforward	2022 Water Plant Modifications-MCC Replacement	199,524
	Water Fund Carryforward Authorization	4,083,482
	Total Water Fund Supplemental Appropriation	4,208,951

2024 Supplemental Appropriation Detail By Fund
May 15, 2024

Fund	Description	Amount
Solid Waste and Recycling Fund 302		
New	Slit Body Refuse Truck (partial grant funded)	659,758
Carryforward	Recycling Center Improvements (partial grant funded)	548,496
	Total Solid Waste/Recycling Fund Supplemental Appropriation	1,208,254
Information Technology Fund 401		
New-Funded	Carrier Neutral Location for Broadband	210,150
	Total Information Technology Fund Supplemental Appropriation	210,150
Fleet Fund 402		
Carryforward	Vehicles	3,573,600
	Total Fleet Fund Supplemental Appropriation	3,573,600
Communications Center Fund 405		
Carryforward	Microwave Replacements	405,676
	Total Communications Center Fund Supplemental Appropriation	405,676
Debt Service Fund 610		
New	2024 Debt Service Payment for Community Recreation Center	1,720,665
	Total Sewer Fund Supplemental Appropriation	1,720,665
Sewer Fund 900		
New	Interest on Treatment Plant Bonds	2,174,472
	Sewer Fund New Spending Authorization	2,174,472
Carryforward	2022 Wastewater Treatment Plant Expansion Projects	637,716
Carryforward	2023 Wastewater Treatment Plant Expansion Projects	3,587,919
Carryforward	Sewer Line Replacements	2,589,623
Carryforward	Odor Control Improvements	820,000
	Sewer Fund Carryforward Authorization	7,635,258
	Total Sewer Fund Supplemental Appropriation	9,809,731

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2024 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2024, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 3,115,828
CDBG Fund	104	\$ 279,860
Parkland Expansion Fund	105	\$ 192,710
Community Recreation Center Fund	116	\$ 1,720,665
Sales Tax CIP Fund	201	\$ 5,521,278
Transportation Capacity Fund	207	\$ 14,461,700
Water Fund	301	\$ 4,208,951
Solid Waste and Recycling Fund	302	\$ 1,208,254
Information Technology Fund	401	\$ 210,150
Fleet and Equipment Fund	402	\$ 3,573,600
Communications Center Fund	405	\$ 405,676
General Debt Service Fund	610	\$ 1,720,665
Joint Sewer Operations Fund	900	\$ 9,809,731

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of May 2024.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of May, 2023

President of the Council

Attest:

City Clerk



Grand Junction City Council

Workshop Session

Item #7.a.

Meeting Date: June 5, 2024

Presented By: Ashley Chambers, Housing Manager, Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

A Resolution Creating a Production Incentive for Affordable Housing Units in the City of Grand Junction

EXECUTIVE SUMMARY:

At the April 29 City Council Workshop, a potential incentive for the production of affordable housing units was presented and discussed. With the direction provided at that workshop, staff has prepared a resolution for consideration that provides an incentive to encourage the development, both by non-profit and for-profit developers, of affordable housing units anywhere within the City of Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

Low- and moderate-income housing projects are not exempt from fee payment by local code or state law. Typically, low-income housing projects have approached the City to pay all or a portion of the development fees that are due. If requests are approved, funds have been allocated from the General Fund or other sources like the Community Development Block Grant (CDBG). The City has historically taken the position that the fees are not exempt and need to be paid in full; however, the Code provides the City Council with the discretion to pay for some, none, or all of the impact fees imposed on low-or moderate-income housing development to promote housing affordability as enabled by CRS. 29-20-104 (5).

At the April 29 City Council workshop, staff introduced a potential incentive to encourage affordable housing development by non-profit and for-profit developers anywhere within the City of Grand Junction. City Council indicated support for the draft incentive at that time.

The proposed incentive waives all development impact fees (Transportation Capacity

Payment or TCP, police, fire, parks) and plant investment fees (water, sewer) for units that are Affordable at 60 percent AMI or below for rental housing and 100 percent AMI and below for for-sale units. The incentive requires a commitment to maintaining the affordability of the unit for at least 30 years, which is consistent with industry standards. The 60 percent AMI or below for rental housing and 100 percent AMI and below for units for sale is consistent with the City’s more acute needs for housing. For the purposes of this incentive, the waiver means the City will backfill the lost revenue from the fees that would otherwise be due to the specific revenue funds.

The applicability and incentive is provided, as follows and the attached resolution (specifically Attachment A) provides the administrative procedures related to this incentive. The incentive is proposed to become effective immediately upon adoption and applications to utilize the incentive would be opened within 30 days or less from the effective date of the incentive to assist in preparing for the 2025 budget cycle.

1. Upon application and a determination by the City that an Affordable Housing project has or will be able to conform to the Grand Junction Municipal Code, the City Manager is authorized to waive applicable Development Impact Fees (TCP, police, fire, parks) and Plant Investment Fees (water, sewer) collectively referred to as “Fees” for the Affordable Housing units that have an affordability term of at least 30 years and are determined by the City to be “affordable” as defined and described below.

a. Affordable For Sale Units

- For sale units at 100 percent AMI or below receive Fee waivers.

b. Affordable For Rent Units

- For rent units at 60 percent AMI or below receive Fee waivers.
- A Project providing at least one (1) Affordable rental unit that comprise at least 10 percent of rental units at 60 percent AMI receive a 30 percent Fee waiver for the Project or that part of a mixed-use Project that is residential.
- A Project providing at least two (2) Affordable rental units that comprise at least 20% of rental units at 60 percent AMI receive a 50 percent Fee waiver for the Project or that part of a mixed-use Project that is residential.

2. Without further action by the City Council, the Affordable Housing Production Incentive shall expire on December 31, 2027.

City fees for a new dwelling unit in 2024 cost approximately the following:

	Fee	Multi-Family	Single-Family (1,250 to 1,649 sq.ft.)
Impact Fees	Transportation	\$ 3,075	\$ 3,285
	Parks	\$ 962	\$ 1,429
	Police	\$ 227	\$ 346
	Fire	\$ 530	\$ 805
	Open Space*	\$ 555	\$ 750
	Subtotal	\$ 5,349	\$ 6,615
Enterprise	Water PIF/Tap**	\$ 2,539	\$ 5,510
	Sewer PIF	\$ 3,992	\$ 5,544
	Subtotal	\$ 6,531	\$ 11,054
	Total	\$ 11,880	\$ 17,669

*Variable based on appraised value of land

**Based on a 2-inch water meter (assuming a 12-unit building), and a ¾ inch water meter (Single-family

Should the community be successful in developing affordable housing consistent with the Proposition 123 goal of 125 units per year, it would equate to between approximately \$1,485,000 (all multifamily) and \$2,208,625 (all single-family) in fees annually. These figures assume the units are newly constructed versus the preservation or acquisition of existing units.

Should this incentive be adopted, staff recommends establishing, as part of the annual budget process, a line item to pay fees for projects that may utilize this incentive.

FISCAL IMPACT:

The fiscal impact of a formalized incentive or waiver policy for future GJHA or other non-exempt affordable housing projects will vary depending on the utilization and Affordable Units proposed within any given year and availability of funds to dedicate toward the policy annually, and would be developed as part of the annual budget process.

SUGGESTED ACTION:

I move to (adopt/deny) Resolution No. 44-24, a resolution adopting an affordable housing production incentive.

Attachments

1. RES-Affordable Housing Production Incentive 05.29.2024

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. XX-__**

A RESOLUTION ADOPTING A FEE WAIVER OR REDUCTION FOR A PRODUCTION INCENTIVE FOR AFFORDABLE FOR SALE AND AFFORDABLE FOR RENT UNITS IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

In May 2021 the City, in conjunction with several housing agencies, completed a Grand Valley Housing Needs Assessment (HNA). The HNA showed a poverty rate in Grand Junction of 16%, that is well above the state average, a rental housing gap of 2,168 units for households earning less than \$25,000 (roughly 30% to 50% Average Monthly Income [AMI]), a need for accessible housing units for the 15% of the City's population that are disabled, and a generalized substandard condition of housing units within the community.

In response to and informed by the HNA, on October 6, 2021, the City Council approved Resolution 82-21 adopting a Housing Strategy outlining twelve strategies tailored to address certain needs identified in the HNA with two of the top needs being production and availability gaps including needs for additional affordable rentals and affordable homeownership opportunities. Strategy 5 calls for the City to “formalize existing incentives and consider additional incentives for affordable housing development.” On December 21, 2022, the city approved Resolution 96-22, which added a thirteenth housing strategy to promote community engagement and education around housing.

In August 2023, the City Council approved Resolution 65-23 and adopted a definition of *Affordable Housing* as rental housing units affordable to households earning 60 percent AMI or below, or for-sale housing units that are affordable to households earning 100 percent AMI or below. Additionally, attainable housing rental housing units affordable to households earning 80 percent to 100 percent AMI and for-sale housing that is affordable to households earning 100 percent to 140 percent. The Resolution included a goal to increase affordable housing stock by 124 annually (or 372 over three years). By and with the adoption of this Resolution, the City Council provides an incentive to produce Affordable Housing consistent with its previously established policy.

For the reasons expressed, among others, in these Recitals, the Grand Junction City Council hereby approves a fee waiver or reduction in fees to incentivize the production of for sale and affordable for rent Affordable Housing units in the City of Grand Junction to become effective immediately, and to continue, unless amended or repealed by further action of the City Council, to subject to annual appropriation through December 31, 2027.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

The 2024 Affordable Housing Production Incentive Program, together with the Administrative Procedures, Attachment A hereto, are hereby adopted and made effective immediately (Effective Date) as follows:

1. The foregoing Recitals are incorporated herein and in consideration of the same the City Council finds, determines, and resolves that as follows:
 - a. Upon application and a determination by the Director of the Community Development Department that an Affordable Housing project (Project) has, or will when developed conform to the Grand Junction Municipal Code (GJMC), the City Manager is authorized to pay from the General Fund, in an amount not to exceed the appropriated budget for such expenditure, all applicable Development Impact Fees (Transportation Capacity Payment [TCP], police, fire, parks, and other impact fees as may be adopted)) and Plant Investment Fees (water, sewer), and Open Space in lieu of dedication fees collectively referred to as "Fees" for Affordable Housing Units that: i) have an affordability term of at least 30 years, and ii) are determined by the City to be *affordable* as defined and described herein.
 - b. *Affordable For Sale Units*
 - For sale units at 100% AMI or below shall receive up to 100% of Fee waivers.
 - c. *Affordable For Rent Units*
 - For rent units at 60% AMI or below shall receive up to 100% Fee waivers.
 - A Project providing at least one *Affordable For Rent Unit* that comprises at least 10% of the overall number of rental units at 60% AMI or below shall receive up to a 25% Fee waiver for the Project, limited to that part of a mixed-use Project that is residential.
 - A Project providing at least two Affordable For Rent Units that comprise at least 20% of rental units at 60% AMI or below shall receive up to a 40% Fee waiver for the Project, limited to that part of a mixed-use Project that is residential.
2. Attachment A is incorporated by this reference as if fully set forth.
3. Without further action by the City Council this Resolution and the Affordable Housing Production Incentive Program is adopted and approved hereby and herewith shall expire on December 31, 2027.

ADOPTED AND APPROVED THIS ____ day of _____, 2024.

ATTEST:

Abram Herman
President of the City Council

Amy Phillips
City Clerk

ATTACHMENT A
AFFORDABLE HOUSING PRODUCTION INCENTIVE
ADMINISTRATIVE PROCEDURES

Application.

1. For 2024, applications on a form(s) prepared/in a format required by the City, will be offered no later than 60 days after the Effective Date. In future years, no later than July 1 of a given year, an application may be made to the City for an Affordable Housing Production Incentive.
2. An application for an Affordable Housing Production Incentive Program shall be made to the Community Development Director, and will include at a minimum the following:
 - a. Project Name, property ownership, developer's, or entity(s) information;
 - b. Description of how the Project will address the City's housing needs and whether the units in the Project will be "for sale" or "for rent", or some mixture thereof. The Project description shall include but not be limited to an explanation of how many people the Project will serve, the level of need served as determined by AMI according to the latest HUD released figures and/or if there are other considerations made for population served;
 - c. Description of the Project development timeline, whether the Project is dependent on other grant funding or entitlements, whether the Project will be phased, and if there any known uncertainties for the Project;
 - d. Description of the developer's experience with and capacity to implement the Project;
 - e. Amount of incentive being requested as determined by the Affordable Unit count and/or portion of project that is residential.
 - f. A preliminary financing plan and letter from a State or Federally chartered commercial bank or lender expressing the ability, expertise, and financial capability of the developer's ability to complete the Project.

Application Review and Funding Reservation.

3. Upon a recommendation from the Community Development Director, the City Manager may, in their discretion to be consistent with the Affordable Housing Production Incentive Program and that demonstrates ability and capacity to perform will be recommended by the City Manager (or designee) to the City Council for approval and funding.
4. During the City's annual budget process, City Council will review the recommendations and consider the suitable Project(s) for funding during the following fiscal year(s). If an Affordable Housing Production Incentive is for more than one year, each year shall be subject to annual appropriation. The City Council may utilize the General Fund or other special revenue funds such as dedicated revenue for affordable housing for the repayment of the fees to appropriate Enterprise Fund(s) and/or Development Impact Fees in the amount of fees waived for a Project(s) pursuant to this incentive policy.

Incentive Agreement.

5. Should an Incentive be approved by City Council, the City and the developer and Project entity(ies) shall execute an Affordable Housing Production Agreement, which agreement shall at minimum provide:
 - a. The value of the Fee waiver as a not to exceed amount; and,
 - b. Terms for the commencement and completion of the Project; and,
 - c. Payment schedule whereby the Fees waived upon the completion of the Project will be credited or paid by the City pursuant to the Affordable Housing Production Incentive; and,
 - d. Remedy for default; and,
 - e. Recording memorandum; and,
 - f. A Land Use Restriction Agreement and/or Deed Restriction requiring affordability of the Affordable Units for a minimum 30-year term; and,
 - g. A Land Use Restriction Agreement and/or Deed Restriction disallowing the use of the unit for as a short-term rental; and,
 - h. Other provisions, as deemed appropriate by the City Attorney.

Maintenance of Agreement

6. The City shall either directly or through a contractor:
 - a. Income qualify renters and/or buyers; and,
 - b. Review and approve lease agreements verifying maximum rent (plus utilities and other expenses related to the rental of the unit) do not exceed 60% AMI for the tenant. No unit or portion of a unit shall be sublet; and
 - c. Conduct periodic audits at intervals determined necessary or appropriate of the Project's compliance with the Affordable Housing Production Incentive agreements. Audits shall include, but are not limited to, compliance with deed restrictions, lease terms and income qualifications of buyers and tenants.
7. Deed restricted "for sale" units shall be subject to an annual equity appreciation cap (e.g., 3% per year).

Definitions.

- I. "Affordable Unit" means any primary or multi-family dwelling unit for rent for 60% Area Median Income or below or a primary or multi-family dwelling unit for sale for 100% Area Median Income or below.
- II. "Area Median Income - AMI" means the area median income as regularly determined and published by the United States Department of Housing and Urban Development (HUD).
- III. "Fees" means
 - a) "Sewer Plant Investment Fee" means a plant investment fee (PIF) collected on behalf of Persigo Wastewater Treatment Facility. Does not include any fee collected by any other wastewater provider.

b) "Water Plant Investment Fee" means a plant investment fee (PIF) collected on behalf of the City of Grand Junction. Does not include any fee collected by any other water provider.

c) "Development Impact Fees or Impact Fee" means certain fees now collected or as may be later applied and collected, also known as Development Impact Fee(s), for the purposes of police, fire, parks and recreation, transportation capacity and/or other governmental functions and services.



Grand Junction City Council

Regular Session

Item #9.a.

Meeting Date: June 5, 2024

Presented By: Andrea Phillips, Interim City Manager

Department: City Manager's Office

Submitted By: Andrea Phillips, Interim City Manager

Information

SUBJECT:

Mid-Year Adjustment for Public Safety Staffing and Salaries

RECOMMENDATION:

The City will implement starting with the first pay period in July for police. Advertisement for fire training academy pay will occur immediately. Funds for 2024 fiscal impacts are within the vacancy savings in the appropriation for 2024 General Fund.

EXECUTIVE SUMMARY:

This item comes before Council based on direction at the June 3rd Workshop. As background, the City has established Public Safety as a key priority in enhancing the quality of life for our community. The One Grand Junction Comprehensive Plan (2021) underscores this in *Plan Principle 10: Safe, Health, and Inclusive Community*, which highlights the necessity of supporting public safety services, including fire, police, and emergency medical services. Additionally, the Council Strategic Plan Framework for 2024-2026 identifies the “*Safe and Healthy*” *Strategic Outcome*, further emphasizing our commitment to these critical services.

Our Police Department is currently facing significant challenges in recruitment and retention. The primary issue for the Police Department is retaining current officers and attracting lateral officers (those already trained and POST certified) due to our current pay structure. Similarly, the Fire Department is experiencing difficulties attracting and retaining both entry-level and lateral firefighters, as well as firefighter paramedics, largely due to compensation concerns. Additionally, the 911 Communications Center is dealing with critical staffing shortages; however, specific considerations surrounding pay are not included at this time and will be addressed in future conversations with Council.

BACKGROUND OR DETAILED INFORMATION:

Despite implementing several pay and staffing adjustments over the last several years to maintain competitive salaries, these measures have not gone far enough to ensure long-term success. The market for lateral officers, experienced firefighters, and skilled communications personnel remains highly competitive. In response to these ongoing issues, staff have proposed changes to their pay plan that will affect the fiscal budgets for 2024 (Police) and for both in 2025.

Funding for police, fire, EMS and regional communications center derives from multiple sources. Most expenses are covered by the General Fund, with Police and Fire being the largest departments within this fund. Other funding sources for public safety functions include: First Responder Tax-approved in voters in 2019- (mostly for Fire purposes, a small portion is for police), grants, parking charges (for parking compliance officers), public safety impact fees for fire and police (to fund new capacity for facilities), and charges for services. The Communications Center's operations and capital needs are largely funded through E-911 fees and contributions from the 25 user agencies, including the City of Grand Junction Fire and Police Departments, who are its two biggest users. In 2024, the First Responder Tax Fund is expected to bring in \$14.9 million, which is largely dedicated to constructing Fire Station 7, and staffing stations 6 and 8.

Police Department

The Department includes Police Special Units, Police Operations and Police Services, and many are not as well staffed as needed. Police Operations includes: uniform patrol (78% staffed), the Traffic Unit (33% staffed), Police Service Technicians (Civilian), and Municipal Park Rangers (Civilian). Police Special Units includes: community resource unit (CRU) (33% staffed), co-responder program (50% staffed), Collateral Duty (0% staffed), CMU campus police, school resource officers, street crimes unit (0% staffed), Collateral Duty 80% staffed, traffic unit (33% staffed) and code compliance (Civilian). Police Services includes investigations (64.3% staffed), drug task force (75% staffed), victim services (Civilian), lab/evidence (Civilian), professional standards (50% staffed), and records (Civilian). The total approved Police Department budget for 2024 is \$6.4 million not including the communications center. The total approved Police Department budget for 2024 is \$45,605,684 (\$36.4 million not including the Communications Center).

The Police Department faces pressing challenges in retaining trained officers, primarily due to local agencies offering higher pay and the upcoming wage increases at the Sheriff's Office in July. Despite recent pay increases of 5.40% in 2022, 12.00% in 2023, and 4.25% in April 2024, our pay scale remains the second lowest among our statewide comparable cities.

To attract new hires, the City offers \$10,000 hiring bonuses, \$2,500 in relocation reimbursement, up to \$750 in travel reimbursement, and 40 hours of PTO upon hire. However, these incentives have not been sufficient to attract and retain experienced officers. Over the past two years, we have hired 33 officers, but only four were lateral hires (already POST certified). The City regularly sponsors police recruits through the academy in order to "grow our own." While these efforts have been successful over the

years, it is not recommended to be our only recruitment tool.

The Police Department is authorized to hire up to 146 sworn officers, though the 2024 budget covers 132 positions due to ongoing vacancy rates. Currently, we have 120 filled sworn positions, with 105 deployable officers due to 17 being non-deployable because of training, leave, or light duty/injury. Additionally, the Communications Center has 53 FTEs, with 13 vacancies (2 Dispatch Shift Supervisors and 11 Emergency Communications Specialists).

The goal is to have an immediate focus on retention by addressing the pay disparity with local agencies. To achieve this, we plan to implement a mid-year pay increase effective July 1, 2024. Currently, the Grand Junction Police Department has multiple officers seeking employment elsewhere in state as well as out of state. Competing departments currently have higher paying compensation plans with a lesser call volume. These proposed changes are aimed at minimizing sworn personnel losses in order to maintain basic public safety services to the community. The proposed changes include a 3% increase for officers at Steps 1-5 and a 10% increase for officers at Step 6, noting that we only have 13 veteran officers at this level. The total cost for these proposed changes, including salary and benefits, is estimated at \$433,000 for the remaining two quarters of the year. These increases will be covered by the “vacancy savings” in vacant positions within the department in 2024. Additionally, for 2025, staff recommend developing a comprehensive pay structure that not only retains our current officers but also attracts new talent. This new pay structure must be competitive on a statewide level, not just locally, to ensure we attract the top talent available. Further discussion on the FY 2025 budget will be forthcoming with Council as information is available to share.

Fire Department

The Department is experiencing challenges with obtaining enough applicants to recruit for the next training academy, scheduled for January 2025. The Department will need 300-400 applicants to hire the 21 additional personnel needed to fulfill the staffing requirements for Fire Station 7 and is currently behind in the total number of applicants. Staff is requesting a change to the fire pay plan to advertise a higher starting wage for firefighter recruits and lateral hires in order to increase applicant numbers. This change involves reducing the pay steps for the firefighter rank from nine steps to six steps with a 5% difference between each step. It also eliminates a reduced “training step” that recruits were paid while in the training academy. While the adjusted recruit pay would be advertised now for the incoming academy, the fiscal impact for these adjustments would not be seen until FY 2025.

The cost of the plan changes for the firefighter rank is estimated at \$400,384.86 and the changes, if approved, will take effect in January 2025. The fiscal impacts for any additional changes will be discussed during further 2025 budget preparation discussions.

In FY 2024, a total of 185.00 FTEs were approved in the annual budget, with 165 FTE

serving in Emergency Operations and 20 FTE serving in Fire Administration. This includes employees funded through the General Fund (126) and the First Responder Tax Fund (59). Staffing levels will increase by at least 21 in the 2025 budget to staff the new fire station. The Chief has also requested additional positions, to include three additional staff at the Battalion Chief rank to provide proper oversight for emergency incidents and management.

The total fire department budget is \$43,148,803 in the 2024 adopted budget. This includes the capital outlay of \$9.6 million for facilities and capital, most of which will be carried over into next year for the new station. The facility will break ground in August, but the bulk of the construction will occur in 2025. The ladder truck and ambulance equipment are in the FY 2024 budget.

Despite these proposed changes, the Fire Department's compensation remains non-competitive with our market agencies, highlighting the need for ongoing adjustments to attract and retain top talent.

FISCAL IMPACT:

Please see fiscal impact for 2024 above. 2025 impacts will be discussed in the 2025 budget discussions with Council.

SUGGESTED MOTION:

Attachments

None



Grand Junction City Council

Regular Session

Item #9.b.

Meeting Date: June 5, 2024

Presented By: Andrea Phillips, Interim City Manager

Department: City Manager's Office

Submitted By: Andrea Phillips

Information

SUBJECT:

Orchard Mesa Pool Discussion

RECOMMENDATION:

Provide direction to staff on next steps.

EXECUTIVE SUMMARY:

At the June 3rd workshop, Council directed staff to add this item for the Council meeting agenda to allow for Council discussion.

BACKGROUND OR DETAILED INFORMATION:

This item is added to the agenda for Council discussion and possible direction to staff on any next steps. The Orchard Mesa Community Pool, and the attached band room and school gym are owned by the D-51 School District. The pool has been operated by the City under a shared agreement. This agreement has expired. D-51 recently notified the City Council that it intends to either "prepare the land" for new uses (e.g. demolition and asbestos clearing/disposal) or subdivide and sell the property, including the buildings located on it. The offer to the City was that it would grant the land at no cost (subdivided at 2.2 acres), the buildings, and the \$800k that was sent by Archuleta County to the D-51 District. The deadline of August 15 to cease to operate the pool was given to the City by D-51 unless the City agrees to accept the offer. Staff requested and received information from the District on full demolition/asbestos removal costs, as well as the partial demo/removal costs for all but the OM pool building. This information is based on contractor estimates received by D-51 and is \$1.2 million for full demo and roughly \$783k for the latter. The District believes the value of the land is \$250k. Based on Council direction, Mayor Herman has requested to the District to hold a joint meeting of both boards to discuss the possibilities. As of now, there is no date set. At this time, staff is seeking direction on what, if any, next steps Council would like to direct staff.

FISCAL IMPACT:

TBD. The City engaged a consultant to evaluate the condition of the OM pool building. There is quite a bit of deferred maintenance and building issues, given the age of the facility. Annual operational costs are roughly \$525,000 and annual revenue is \$125,000. Option #1 of the OM Pool Assessment was \$800k or less for status quo capital costs (e.g. minimal investment/repairs). Option #2 included upgrades to the facility totaling \$5.7-\$6.2 million. However, this option included upgrades to the band room and other areas outside of the pool building. It may be helpful to review the cost assumptions for remodel/basic upgrades in the pool building only.

SUGGESTED MOTION:

Provide direction to staff on any steps.

Attachments

1. City Council Packet - 2024 - March 18 - Orchard Mesa Pool



Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: March 18, 2024
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Orchard Mesa Pool

EXECUTIVE SUMMARY:

On January 22, 2024, the consultants, Ohlson Lavoie Corporation (OLC) and PROS consulting presented the results of the Orchard Mesa Recreation Facility (OMRF) Plan. This in-depth community engagement planning process that spanned a large portion of 2023 had the aim of objectively evaluating possible paths forward for the Orchard Mesa Pool. This facility was built in 1983 as a partnership between the Mesa County School District 51, Mesa County, and the City. Despite significant service to the larger Grand Junction community over the past 40 years, the facility is at the end of its useful life. It needs a complete renovation should it continue its long-term operation.

Options #1 through #5 were fleshed out in the OMRF Plan, ranging from up to \$800,000 to continue status quo to \$33 million for a new facility. After that meeting on January 22, School District #51, the owner of the land and the building, decided to update the appraisal of the vacant land, now valued at \$240,000, and the cost of demolition, now projected to cost approximately \$1,300,000. Following that, the School District sent a letter to the City dated February 20, 2024, enclosed with this agenda documentation. The letter gave the City two options: either accept the deed of the land and title of the building or the Orchard Mesa Pool would be demolished. These two options for the City were also shared publicly.

The County has budgeted \$800,000 in 2024 to go towards whatever is pursued, renovation or demolition. The City has taken the position that the pool needs to remain available to the community at least until the Community Recreation Center opens, which is currently scheduled to be mid-2026. The School District may see this expressed goal of the City as an opportunity to push the City into accepting option 1, accepting ownership of the Orchard Mesa Pool. With that said, the urgency is not

apparent as nothing has changed over the past five years since the intergovernmental agreement between the three pool partners expired. The only significant change forthcoming is the opening of the Community Recreation Center, which will have substantial aquatic facilities. This would be the most appropriate time to decide between the options put forth in the School District's letter or the Orchard Mesa Recreational Facility Study.

BACKGROUND OR DETAILED INFORMATION:

The five options from the Orchard Mesa Recreational Facility Plan are as follows:

Option 1: Continue the status quo by fixing any items that need fixing to ensure continued pool operation.

Option 2: Demo the gym and renovate the pool with a basic modernization and replacement of all systems.

Option 3: Renovate the gym, renovate the pool, and turn the facility into a mini recreation center.

Option 4: Demolish the gym and build a full-sized 180' indoor turf field. Convert the pool into a 115' size indoor turf field, reusing the existing structure.

Option 5: Demolish the entire facility and build two full-size 180' indoor turf fields to create a modern indoor turf field house.

In the Orchard Mesa Recreational Facility Plan, the consultants have projected the level of service, capital cost, operational revenue from fees, and operational expense in each of the five options to help inform future decision-making. These projections factor in the impact of the Community Recreation Center (CRC) being in operation, which includes \$40 million worth of state-of-the-art aquatics amenities.

The key statistics for the five options are summarized below:

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

In the 2021 Parks, Recreation, and Open Space Master Plan, the level of service is analyzed community-wide to identify gaps in service. The largest gap is on the east side of the community, where Matchett Park resides. With Matchett being developed, the level of service to this side of the community will increase substantially, as will also be the case community-wide, given the regional nature of the facility. Another area with a lower level of service is the Orchard Mesa area, even with the Orchard Mesa Pool in operation. Should the Orchard Mesa Pool close, the service level will decrease further. Staff recommends addressing this lower level of service with improvements to the parks and recreation infrastructure in this section of Grand Junction. See the attached map for the level of service community-wide.

As has been discussed in-depth with numerous previous agenda documentations, memos, and meetings on the Orchard Mesa Pool, the position of the pool partners, the School District, and Mesa County is of paramount importance. The urgency for a long-term resolution now, as expressed by the School District, is not understood at the staff level. Through the City's aquatic staff expertise, the Orchard Mesa Pool can continue to operate at least until the CRC opens, barring any unforeseen breakdown that would involve significant cost. The School District's annual contribution of around \$40,000 for utilities is a minimal expense, especially given their heavy pool use.

The School District has a high-level of free utilization of the Orchard Mesa Pool,

including the high school boys and girls swim teams, numerous school-organized pool parties, and pool use by children with special needs. If the School District deeds the land and building to the City and Mesa County contributes its budget of \$800,000 to the City, the future of the pool would be up to the City. If that happens, the Orchard Mesa Recreational Facility Final Report projects daily participation will go from an average daily attendance of 101 in 2021, 149 in 2021, and 124 in 2023 to 39 patrons per day with the CRC open. The subsidy per user would then significantly increase, and a possible closure of the pool due to low attendance would be blamed on the City.

If the pool partners decide to close the Orchard Mesa Pool, the timing will be key. City Council's stated goal of ensuring there is no gap in the provision of a public pool is important to achieve. If Orchard Mesa Pool closes too soon, the community will lack access to a facility that potentially impacts public safety, including swim lessons as well as other functions currently fulfilled by Orchard Mesa Pool, such as aqua aerobics and lap swimming. Additionally, a well-trained team of lifeguards would be more difficult to provide when the CRC opens as the staff will have to be recruited and trained again. If Orchard Mesa closes too late, the Parks and Recreation Department may be unable to recruit enough lifeguards to cover all facilities.

Other communities may help inform the most appropriate timing to transition to a new facility. In 2001, the City of Durango opened its first multipurpose CRC, complete with several large pools. Right before the opening of that facility, the City closed an aged outdoor pool and transitioned all staff and patrons to the new facility. Similarly, in early 2017, the Montrose Aquatic Center closed down. All patrons and aquatics staff then transitioned to the new Montrose CRC. It is worth noting that the average daily attendance at the Montrose Aquatic Center (built in 1986) before it closed was 217 patrons.

Should City Council decide to take on the Orchard Mesa Pool and pursue renovation, it will be essential to ensure the design for a renovated Orchard Mesa Pool complements, to the extent possible, the aquatic amenities at the CRC. Amenities also need to be modernized to the greatest extent possible to ensure relevancy and to promote as much use as possible. Achieving this goal will also reduce the operational subsidy.

FISCAL IMPACT:

Capital construction of the five options in the Orchard Mesa Recreational Facility Plan ranges from up to \$800,000 in Option #1 to \$33 million in Option #5. Operational subsidy of the five options ranges from \$126,000 per year in Option #5 to \$455,000 per year in Option #2.

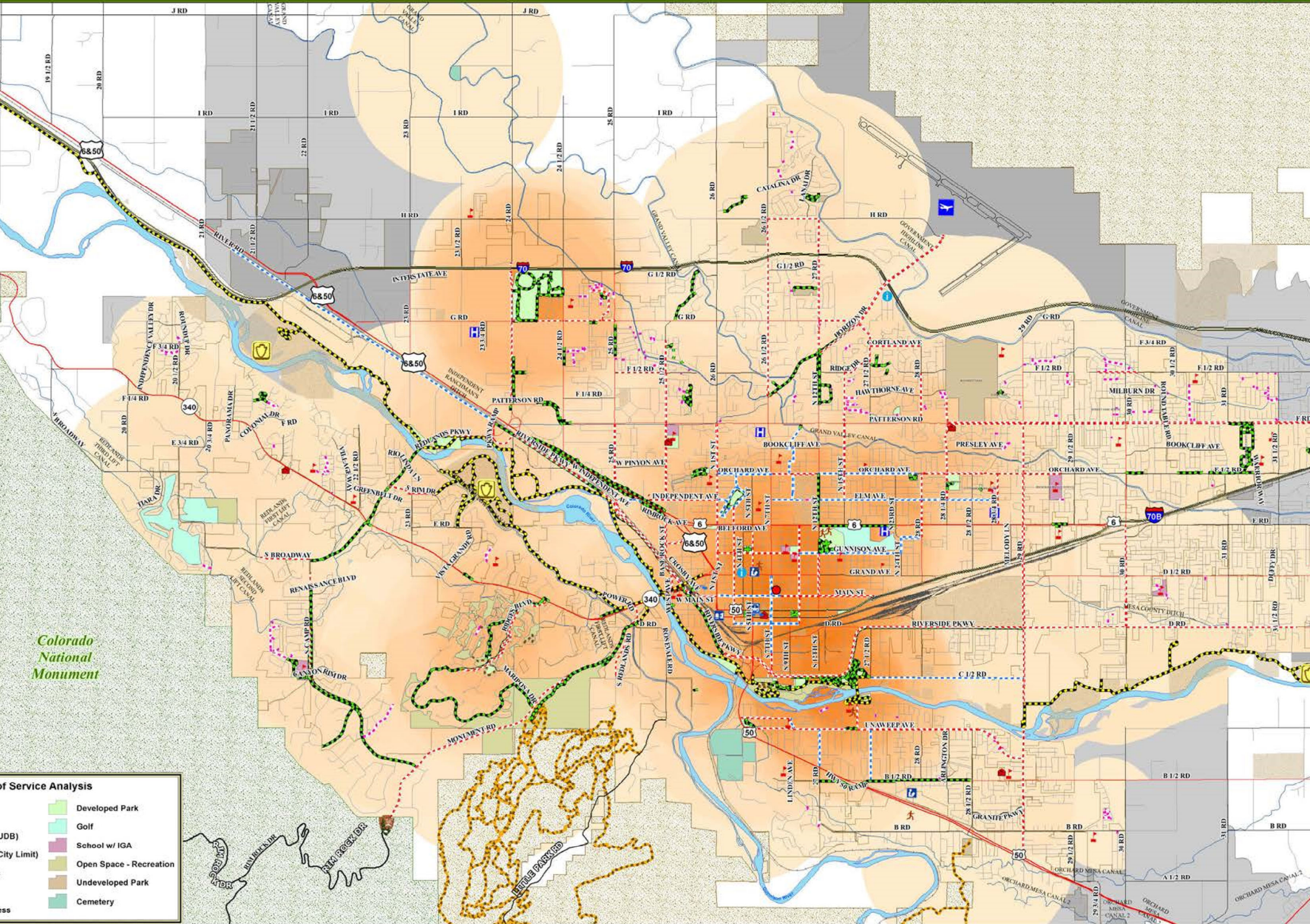
SUGGESTED ACTION:

For City Council discussion and direction

Attachments

- 1. 2021 PROS Plan Level of Service Map

2. Grand Junction Orchard Mesa Pool Final Report OLC Final
3. OM Pool Options for City GJ 2024.pdf, letter from D51 2 20 24





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.

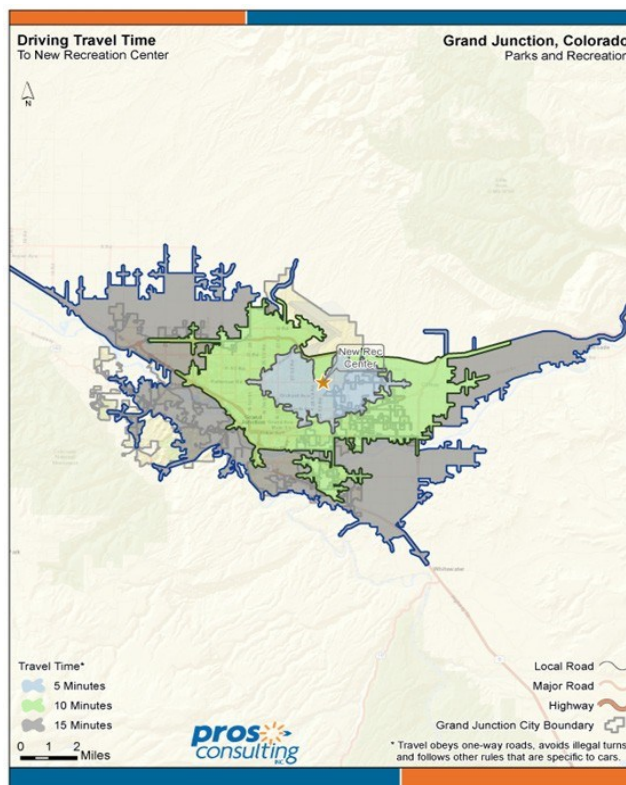
Level of Service

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.

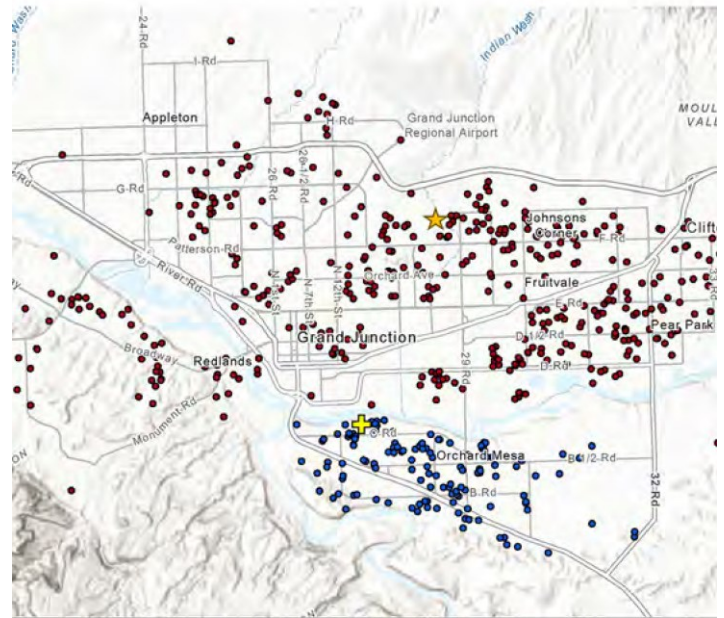


Figure 3

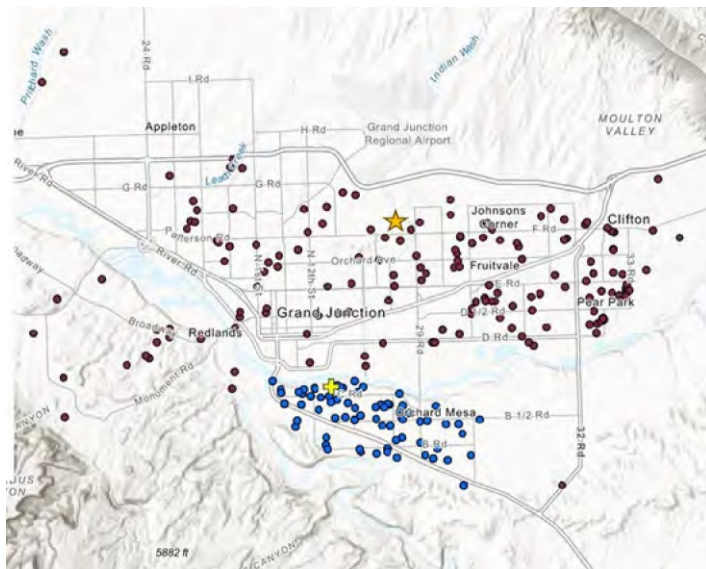


Figure 2

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 - \$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

2 –CONSULTING TEAM ORGANIZATIONAL STRUCTURE AND INTRODUCTION



PROS Consulting
Mike Svetz

Robert McDonald, NCARB, LEED AP
Senior Principal/CEO/Project Manager
Primary Point of Contact

Brian Beckler
Senior Principal/Design/Lead Designer

Brenda Amsberry
Senior Interior Designer

Counsilman-Hunsaker
Aquatic Design

Connor Riley, PE
Studio Director
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Project Manager

SGM
*Civil Engineering
Structural Engineering
Mechanical Engineering
Plumbing Engineering
Electrical Engineering*

Eric L. Krch, PE, CFM
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Amber Haymes, PE, LC

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Senior Engineer
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Project Engineer
Liam Daniel, EI
Staff Engineer

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 Unawep 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

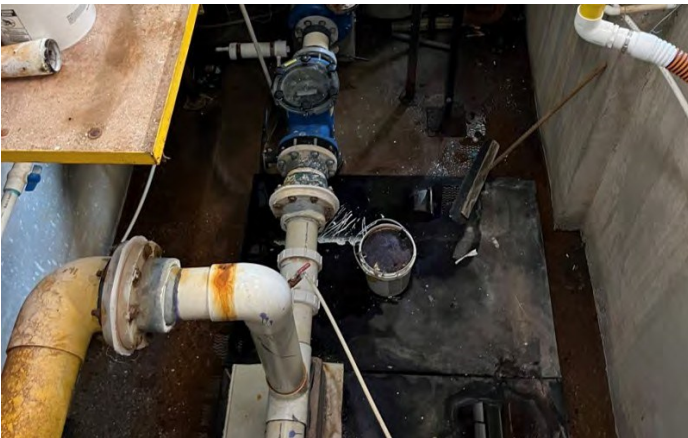
The Orchard Mesa Pool Facility is 40 years old. Despite regular maintenance, all systems are at the end of their useful life.



Hot Tub



Sand Filter



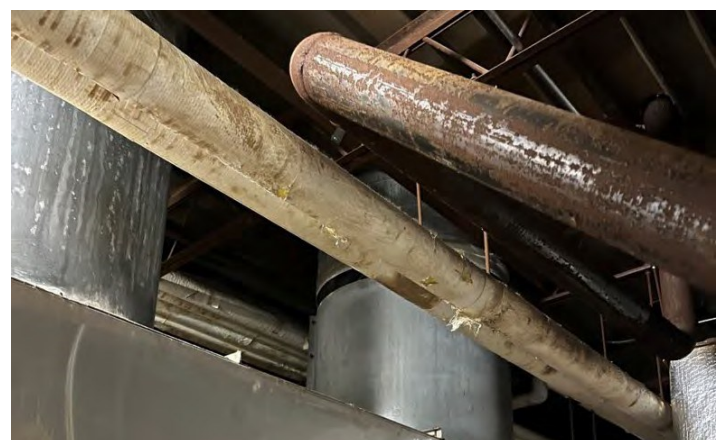
Circulation Pump



Pool Boiler



Solar System



HVAC

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

RESTRICTED APPRAISAL REPORT
 2736 Unawep 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

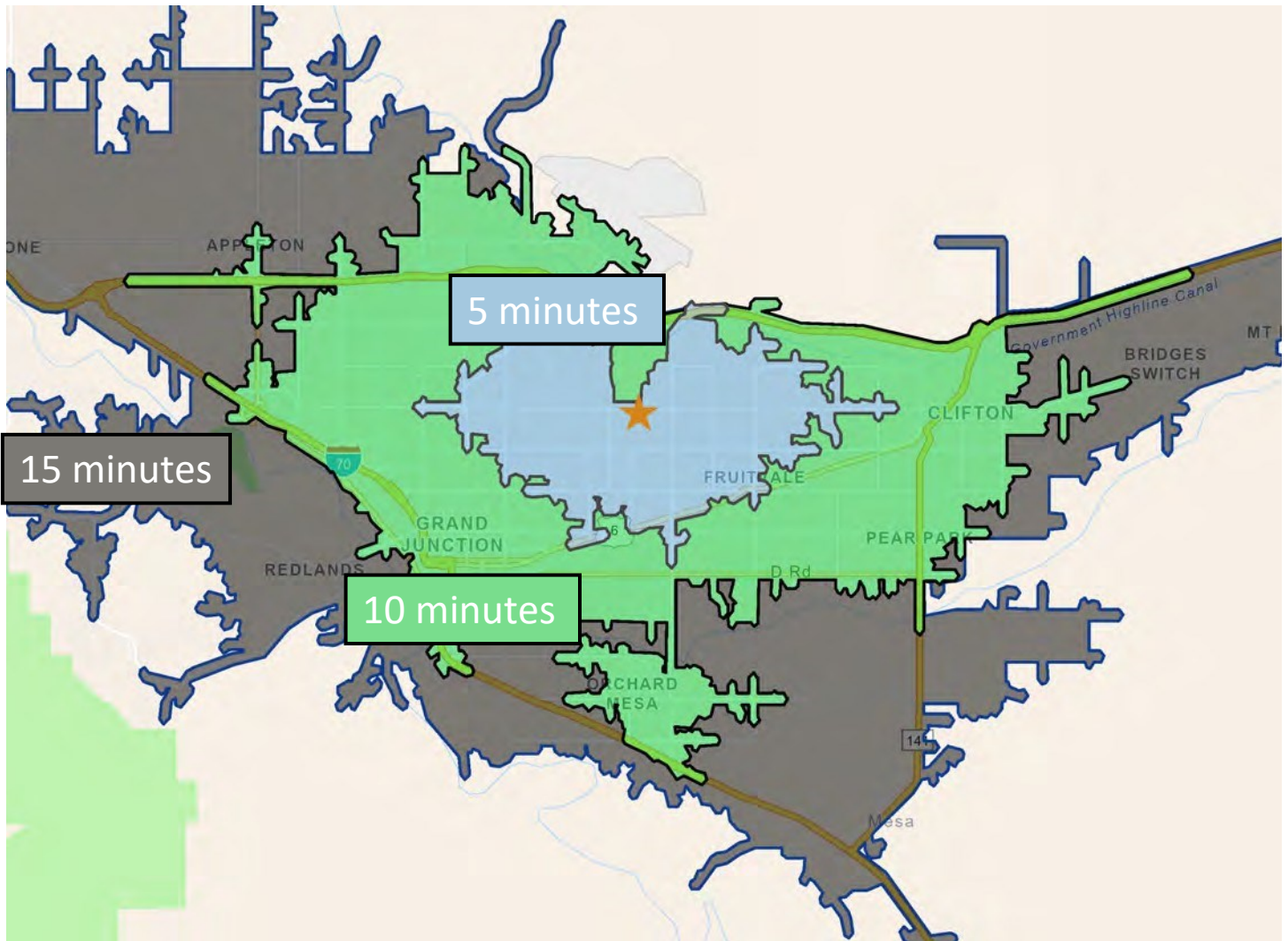
- 2022 - 146
- 2021 - 101
- Two Year Average - 124

Community Recreation Center

- 1,100 Projected

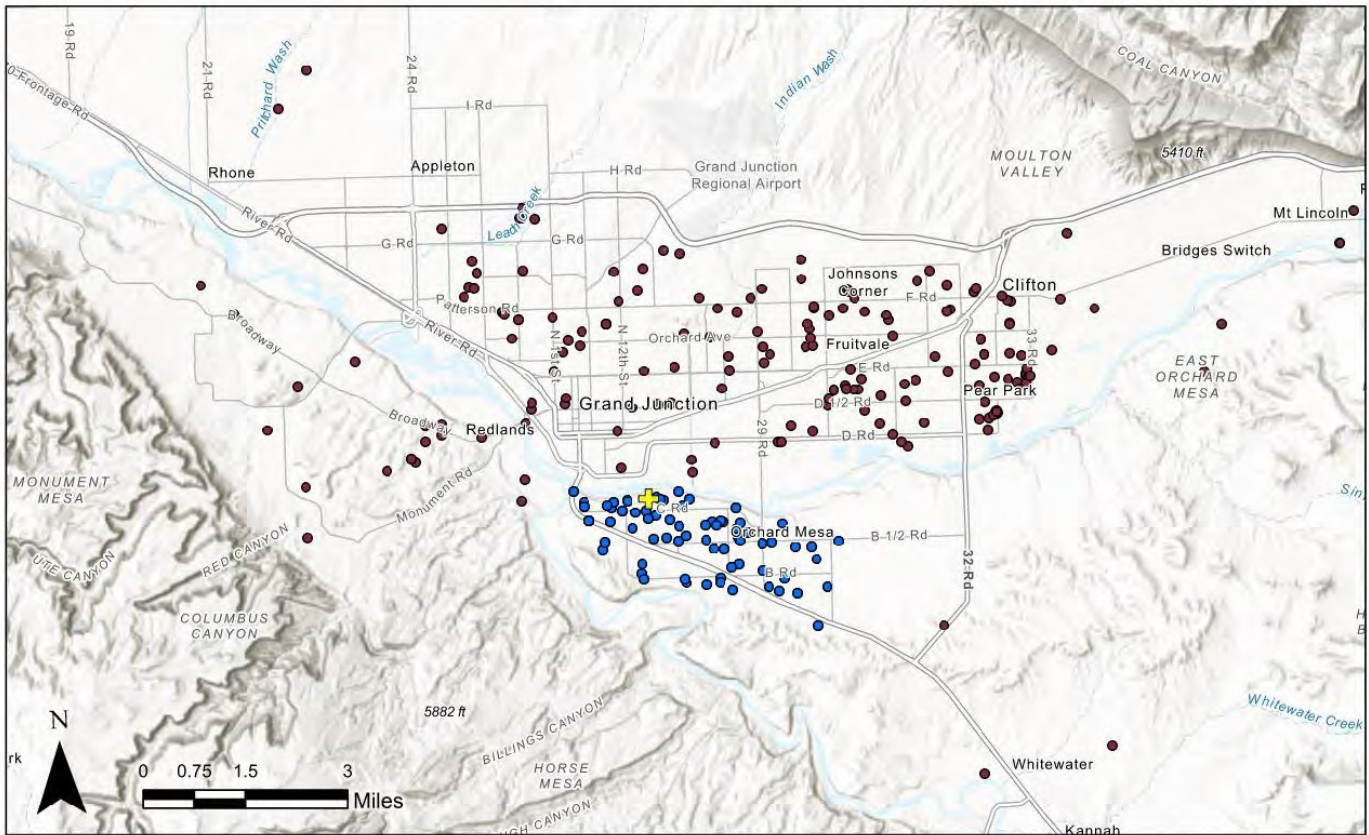


Drive Times to New CRC



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

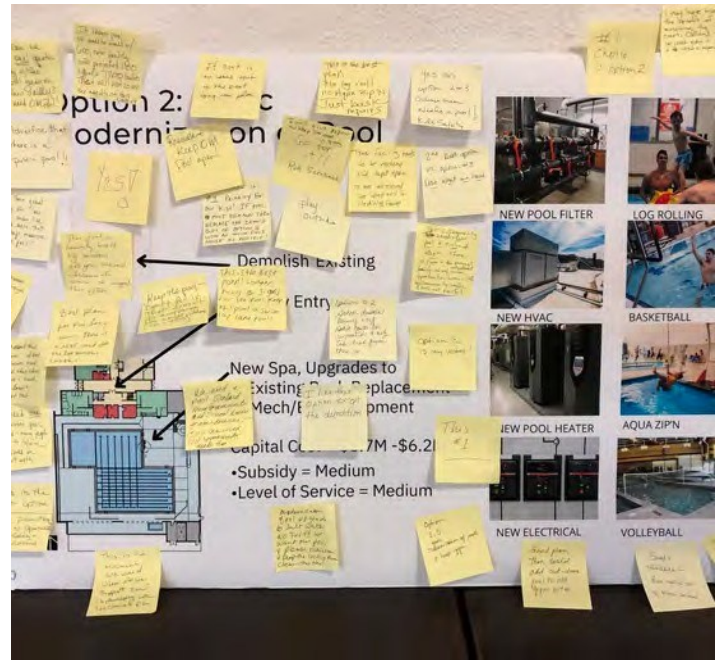
5 – COMMUNITY ENGAGEMENT

June Stakeholder Group Focus Meetings

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

June Public Forum - Key Takeaways

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



Key Takeaways from Community Engagement

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



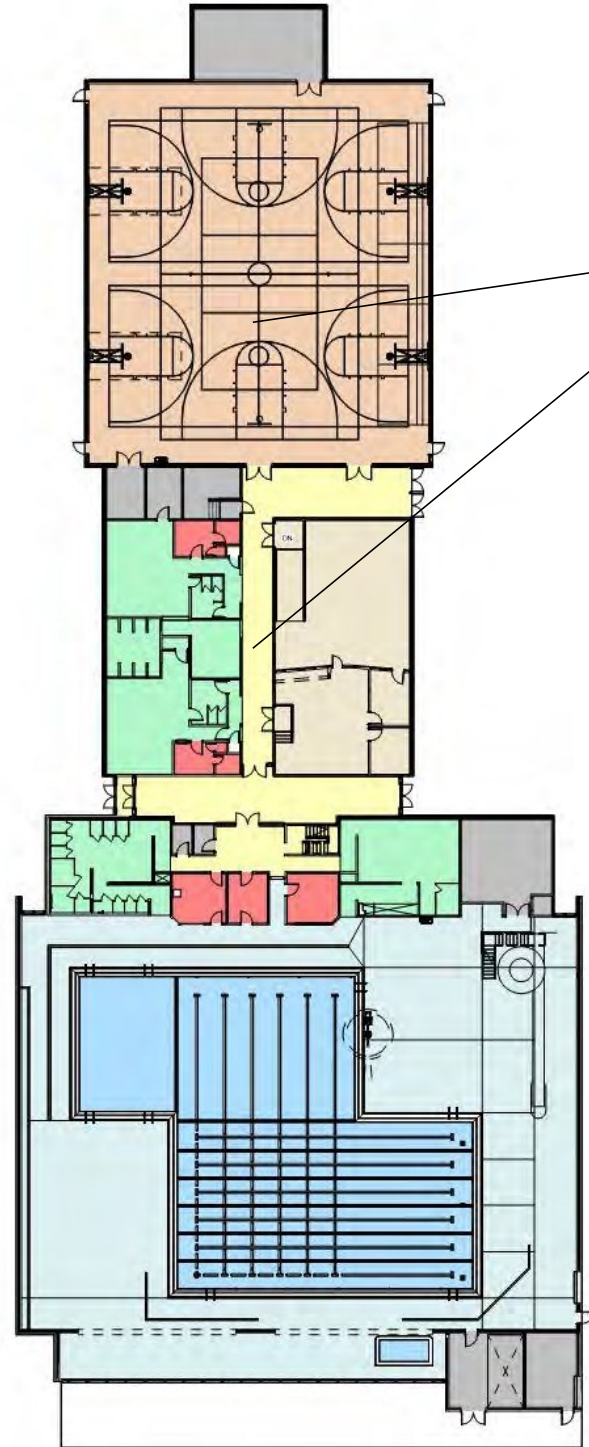


JOIN US FOR A PUBLIC FORUM

*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

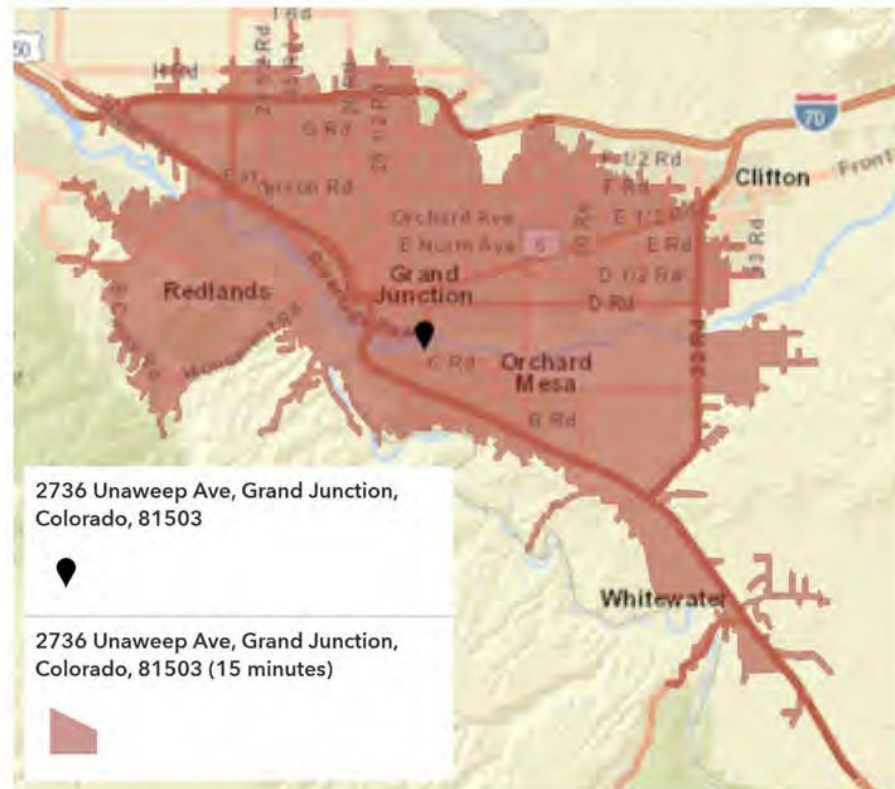


EXISTING SPA



EXISTING PLUMBING SYSTEM

Option 1: Status Quo



POPULATION AND KEY FACTS

2736 UnawEEP Ave, Grand Junction, Colorado, 81503

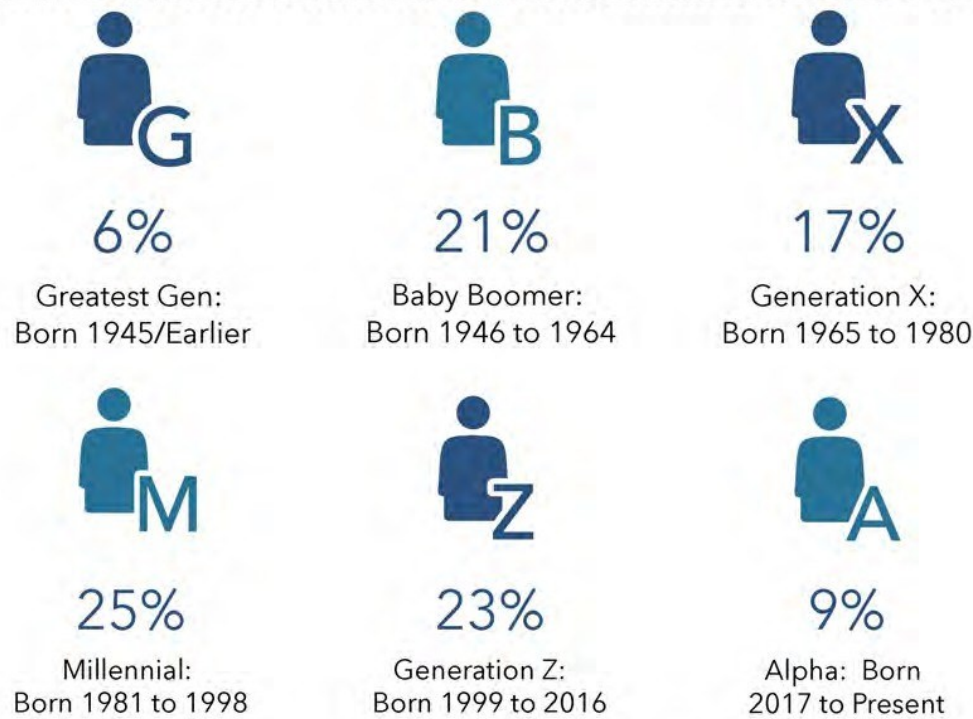
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

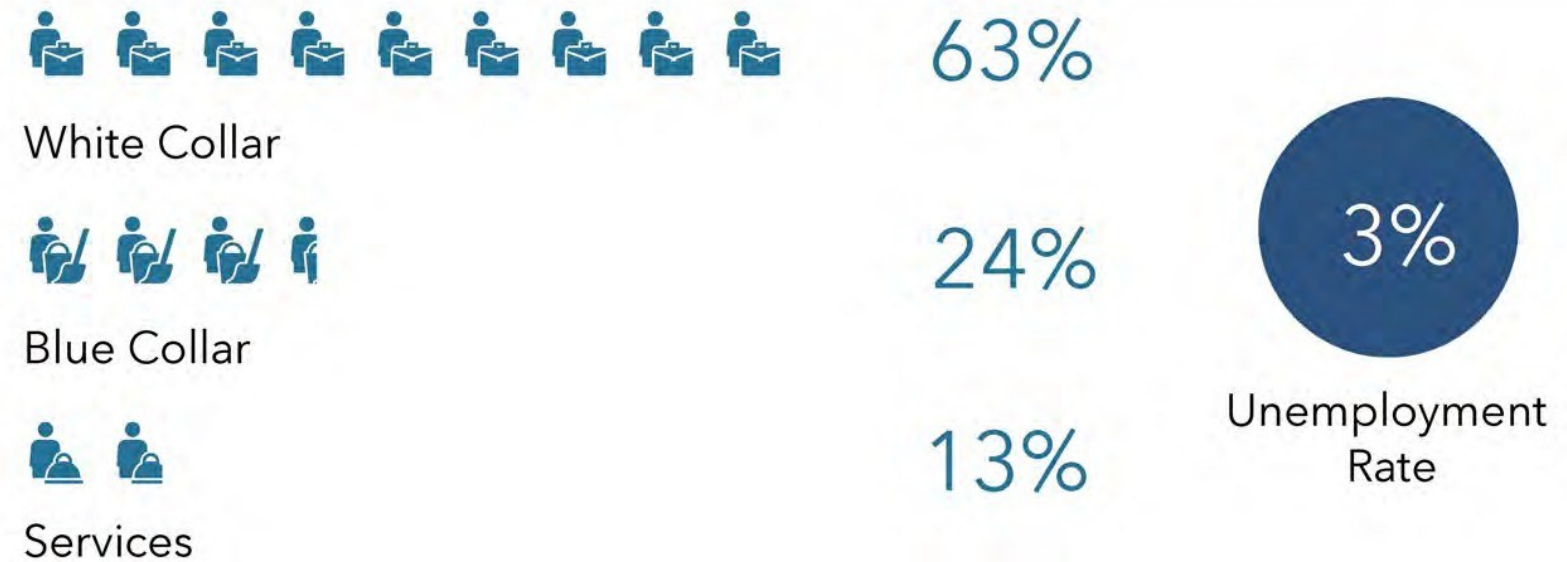
BUSINESS



POPULATION BY GENERATION



EMPLOYMENT



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

Option 2: Basic Pool Modernization



Demolish Existing

Modify Entry

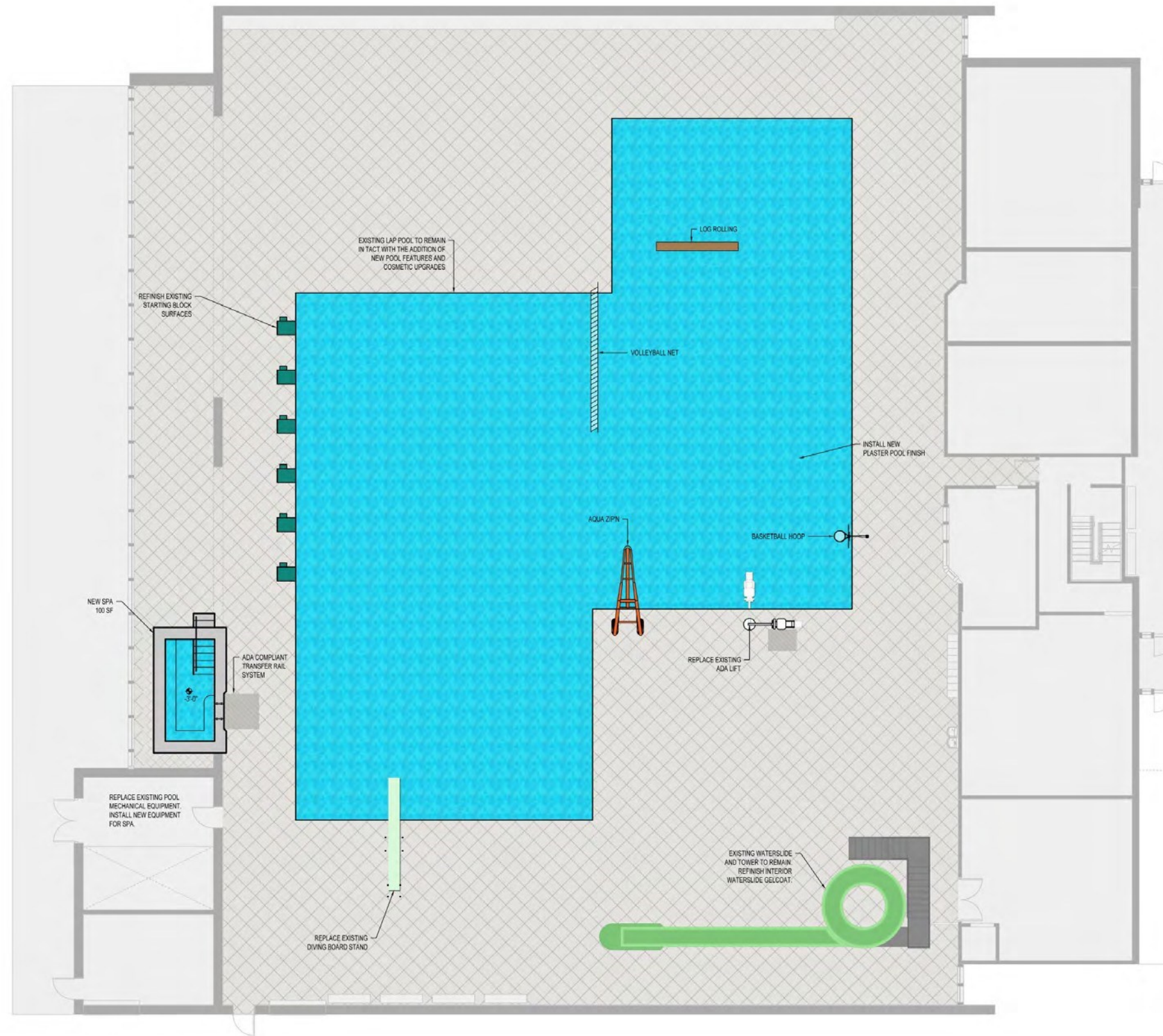
New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

Capital Cost = \$5.7M - \$6.2M

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



Option 2: Basic Pool Modernization



NEW POOL FILTER



LOG ROLLING



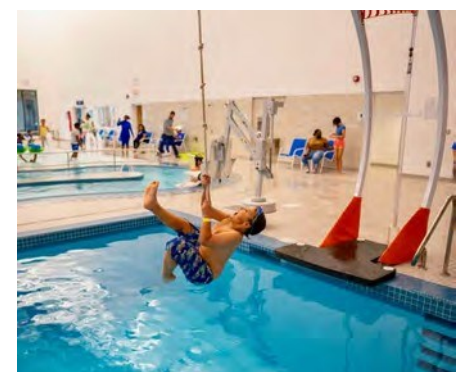
NEW HVAC



BASKETBALL



NEW POOL HEATER



AQUA ZIP'N

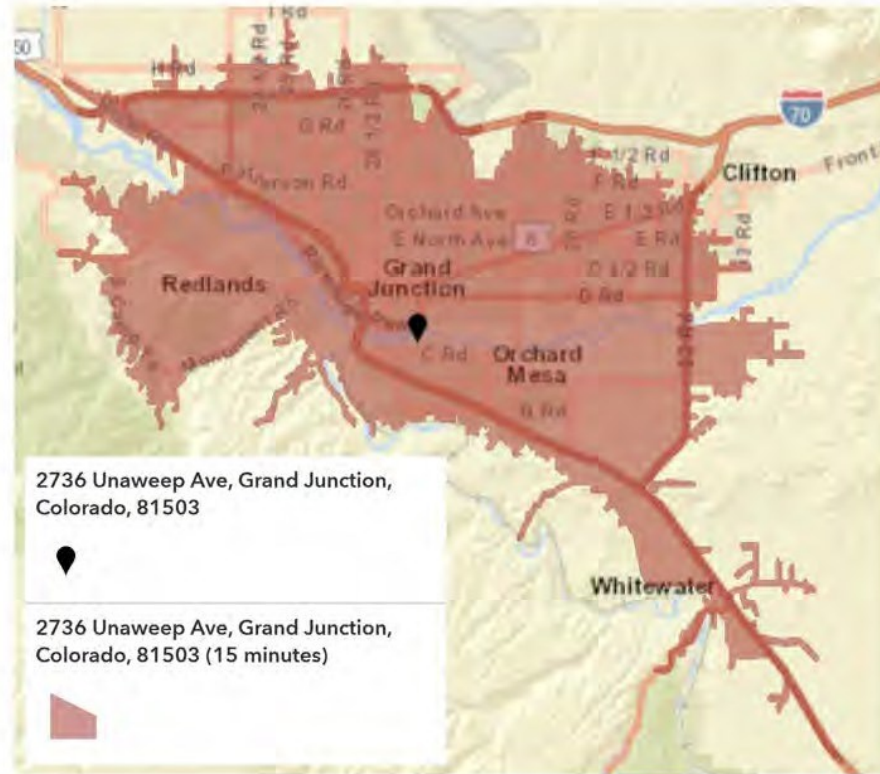


NEW ELECTRICAL



VOLLEYBALL

Option 1: Status Quo Service Area Facts



POPULATION AND KEY FACTS

2736 Unawep Ave, Grand Junction, Colorado, 81503

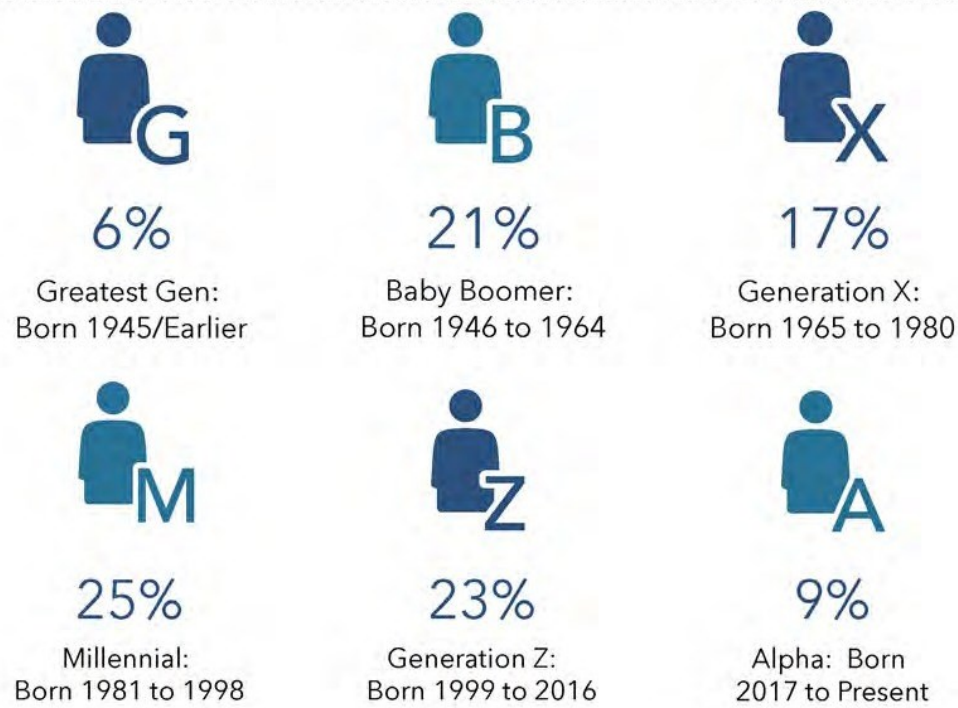
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

BUSINESS



POPULATION BY GENERATION



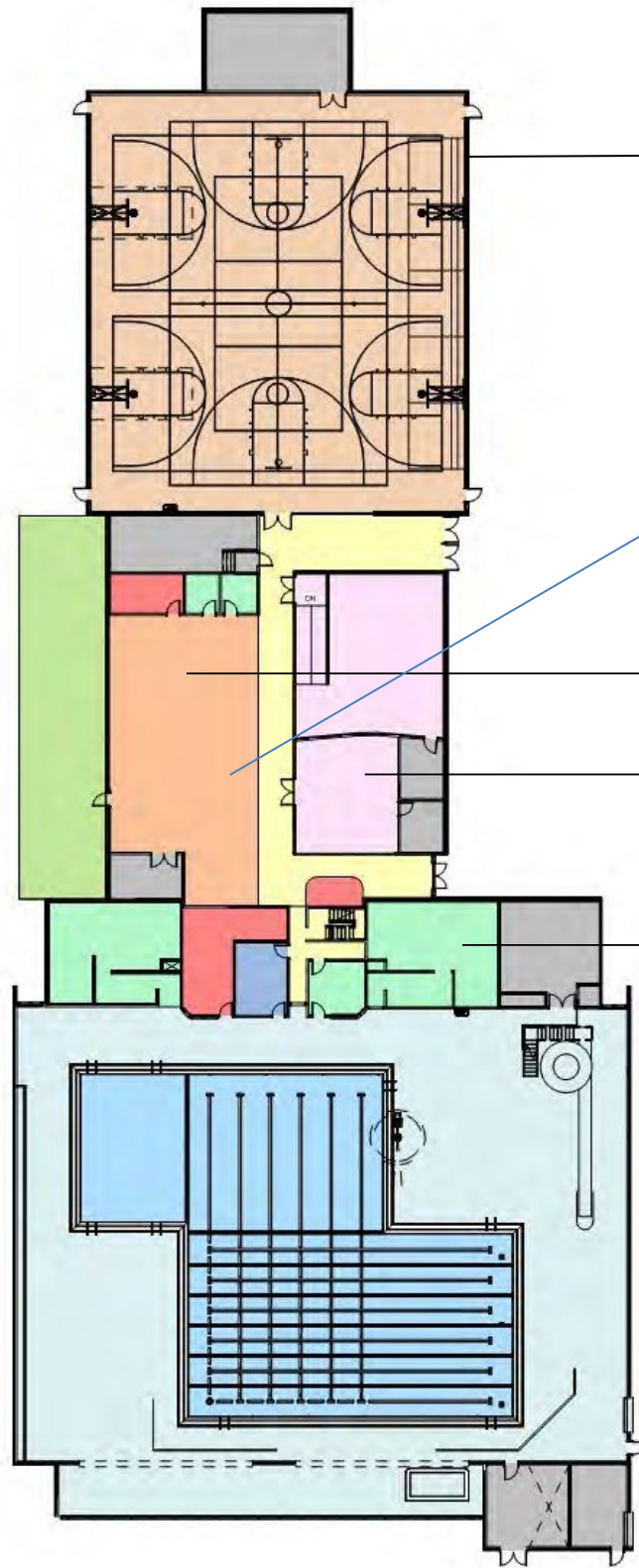
EMPLOYMENT



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



Renovate Gym

Convert to Fitness

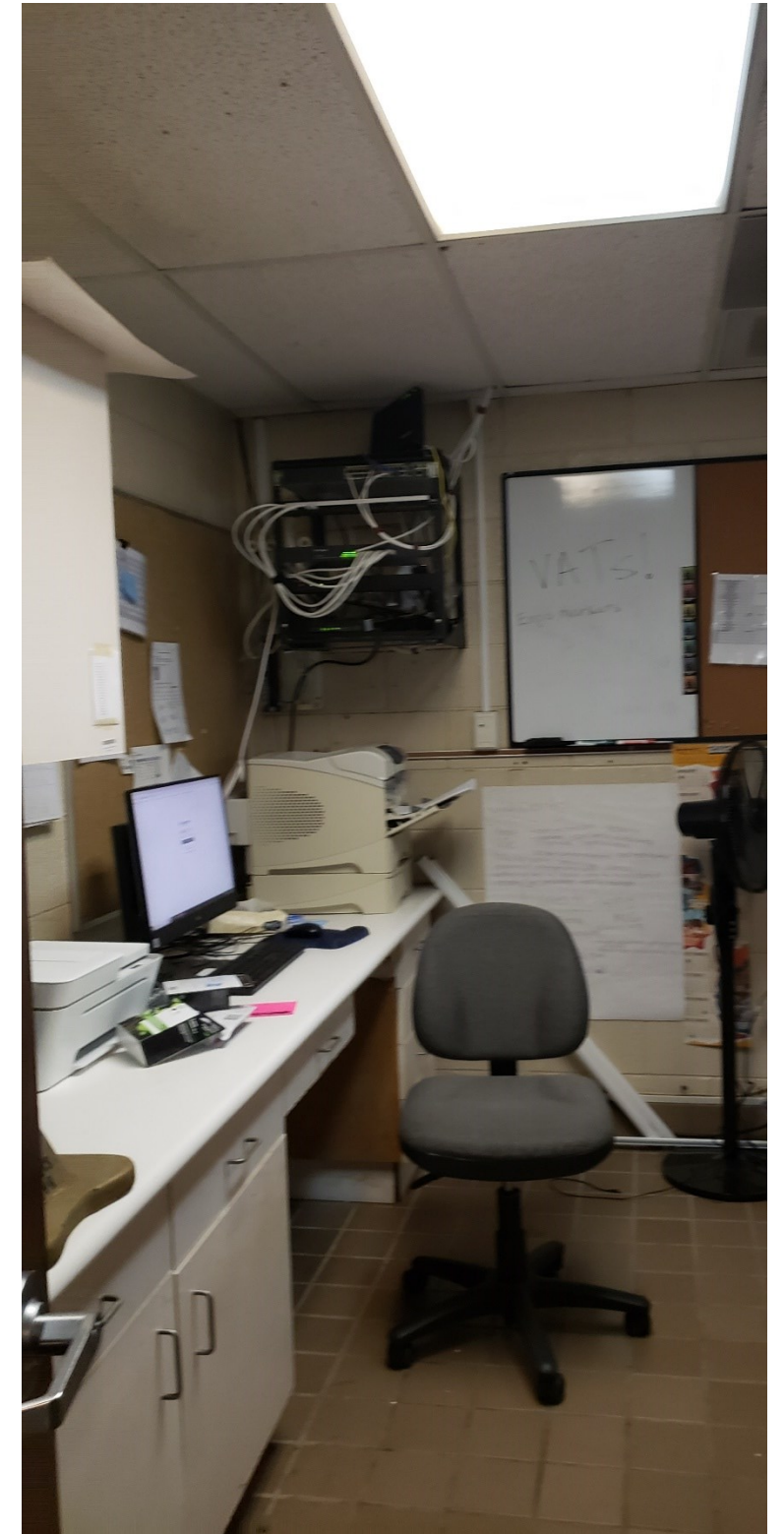
Convert to Group Exercise

Renovate Admin & Lockers

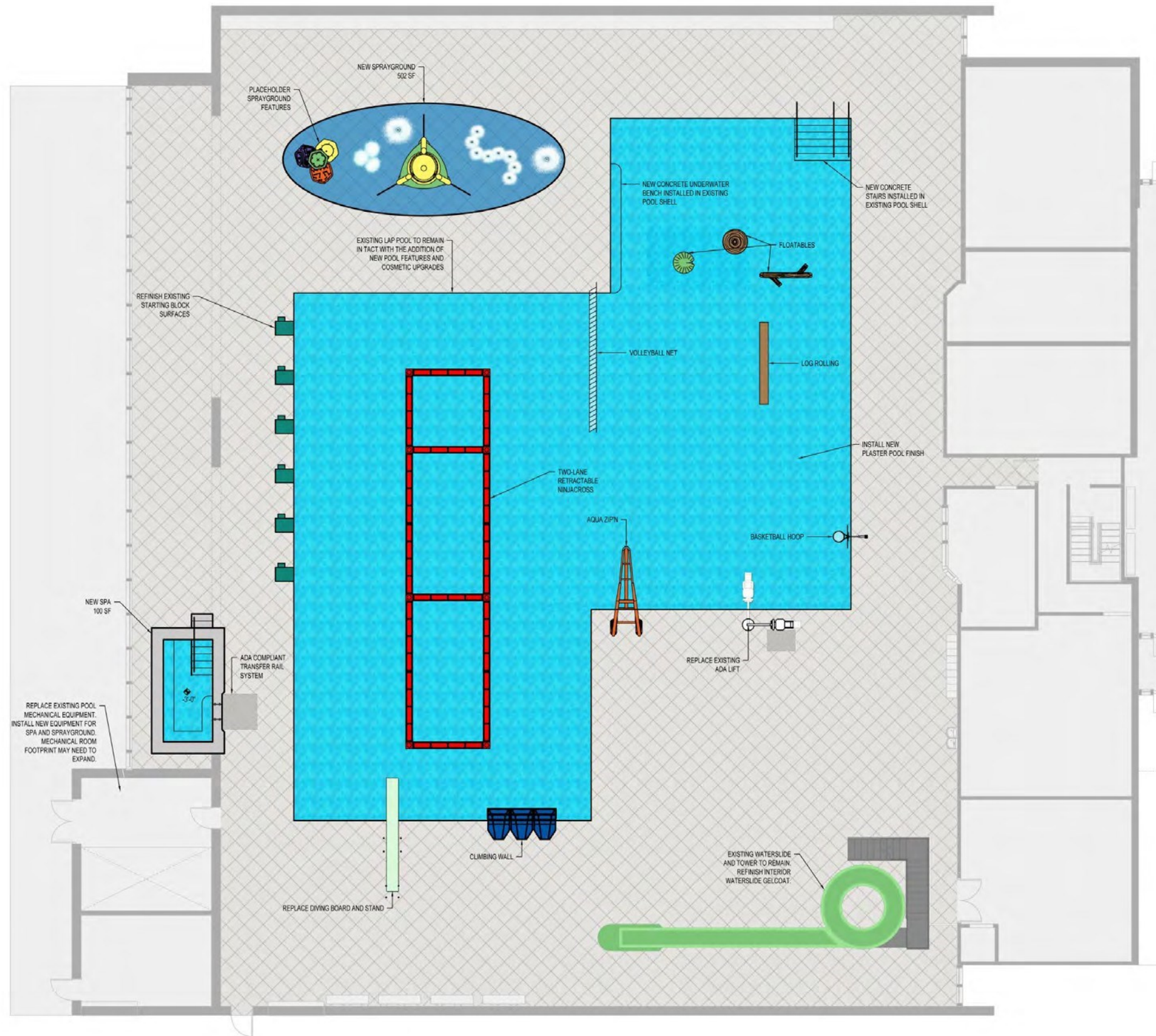
Renovate Pool

Capital Cost = \$12.6M - \$13.5M

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



Option 3: Full Facility Renovation



FLOATABLE TOYS



SPLASH PAD



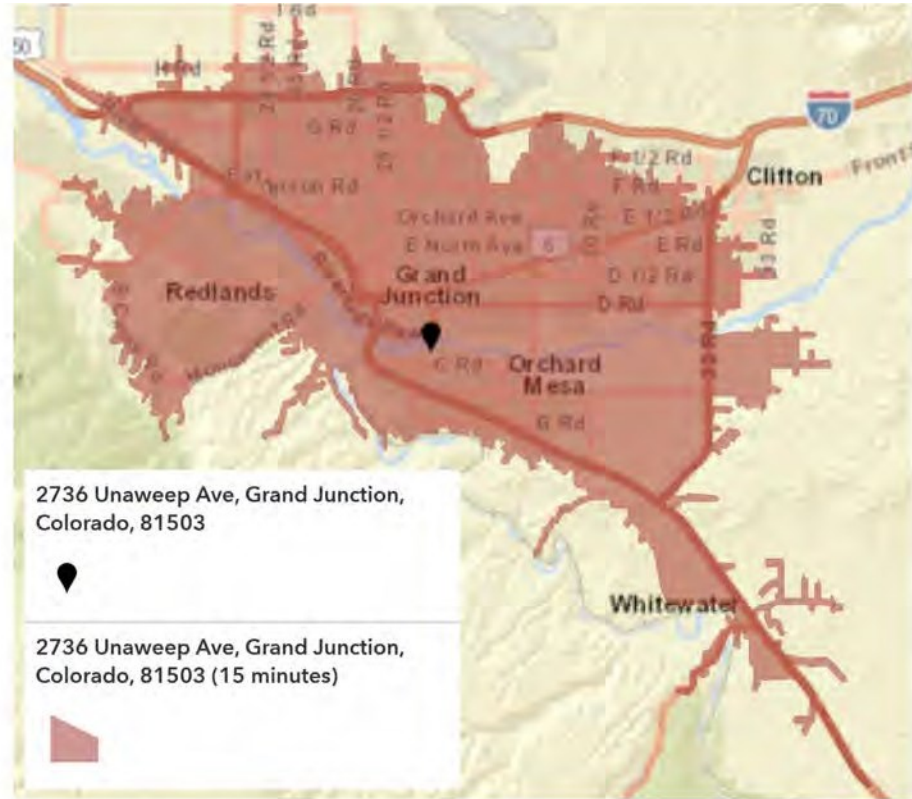
NINJACROSS



AQUACLIMB



Option 3: Full Facility Renovation Service Area Facts



POPULATION AND KEY FACTS

2736 UnawEEP Ave, Grand Junction, Colorado, 81503

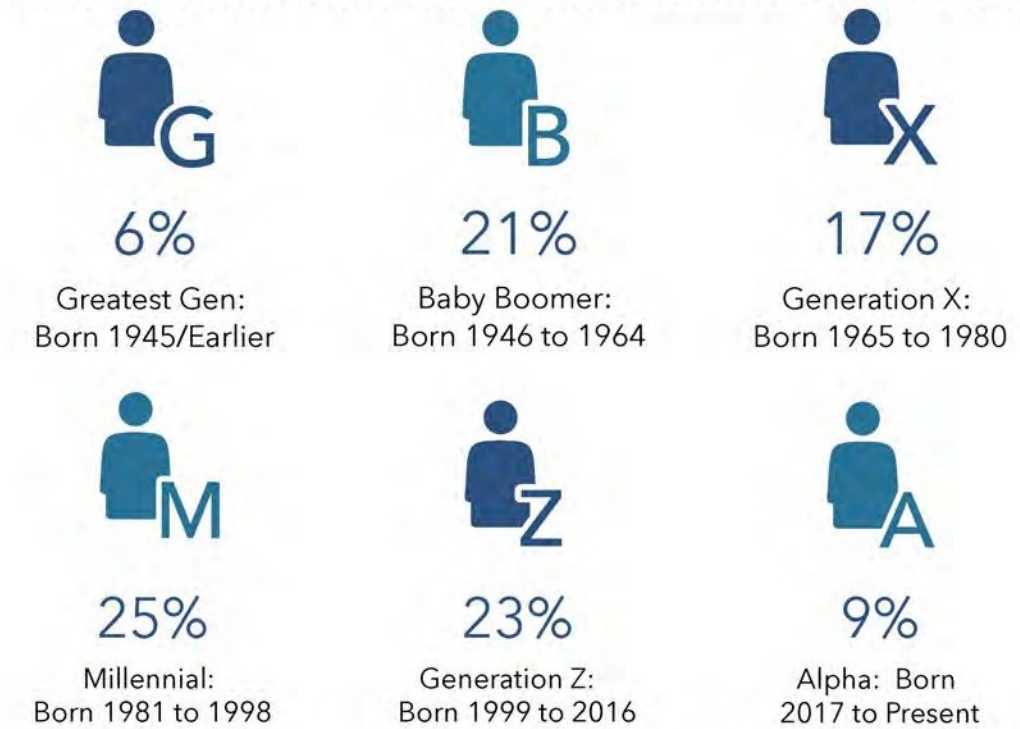
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

BUSINESS



POPULATION BY GENERATION



EMPLOYMENT



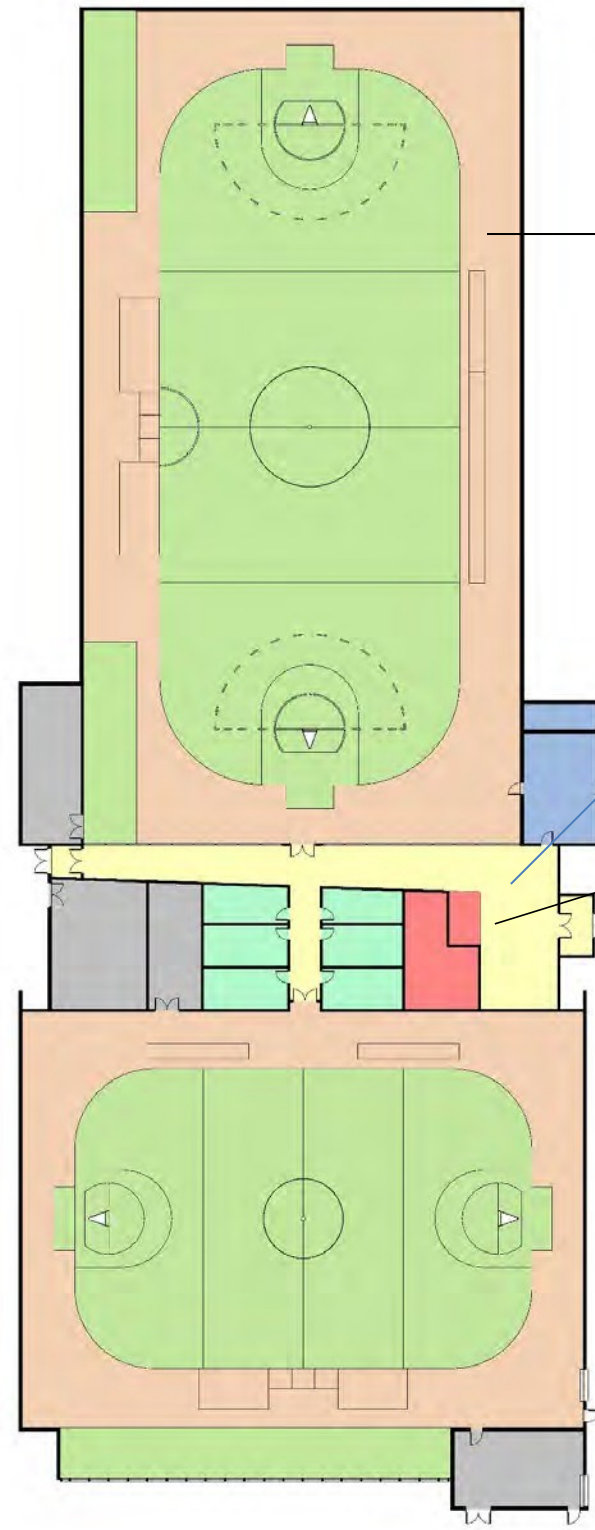
esri THE SCIENCE OF WHERE U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 3 Cost Estimates

(Nov. 2026)

Demolition / Site Development:	\$ 1,400,000
Construction:	\$ 9,400,000
Soft Cost:	\$ 2,160,000
Total Project Estimate:	\$12,960,000
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

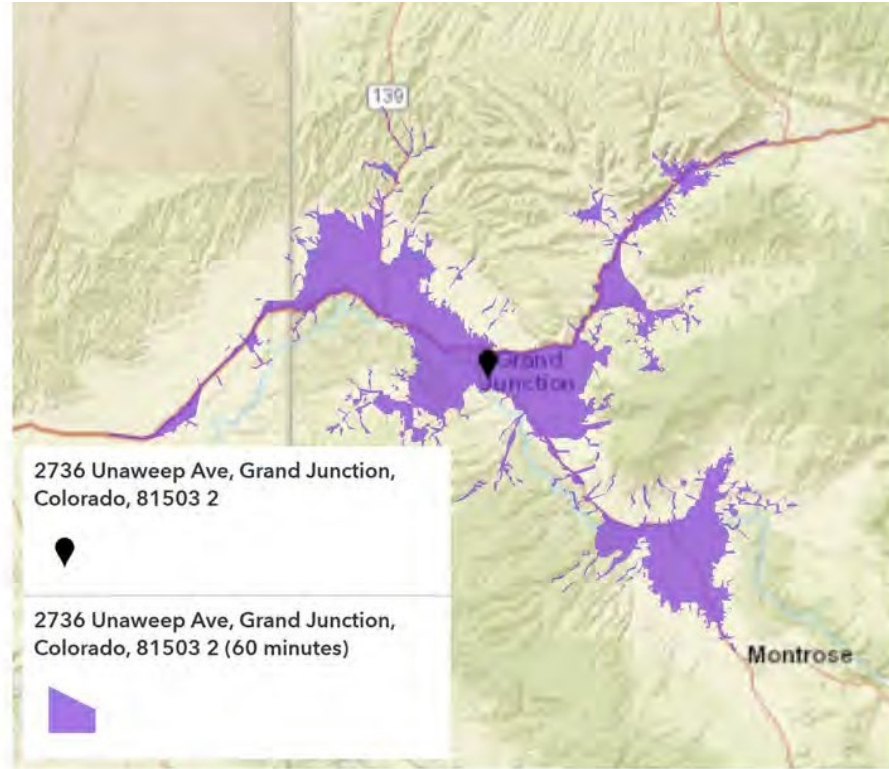


NUMEROUS ACTIVITIES



TRAINING, CAMPS, EVENTS

Option 4: Convert Pool / Add Turf Service Area Facts



POPULATION AND KEY FACTS

2736 Unawep Ave, Grand Junction, Colorado, 81503 2

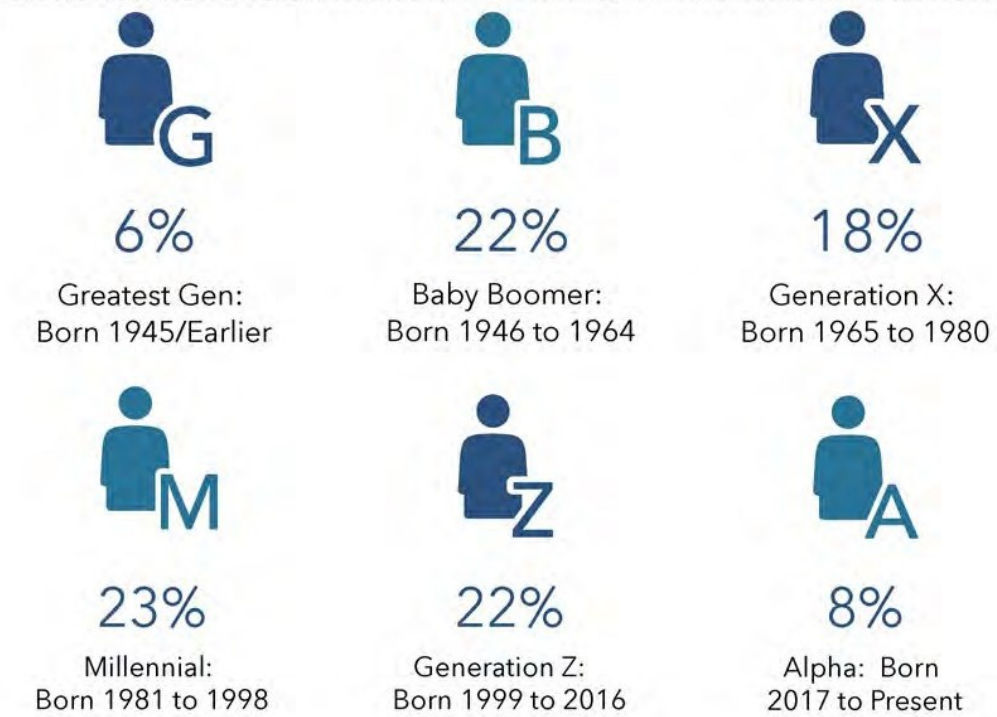
40.0	74,225	2.41	\$63,443	12%	52	17%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

BUSINESS



POPULATION BY GENERATION



EMPLOYMENT

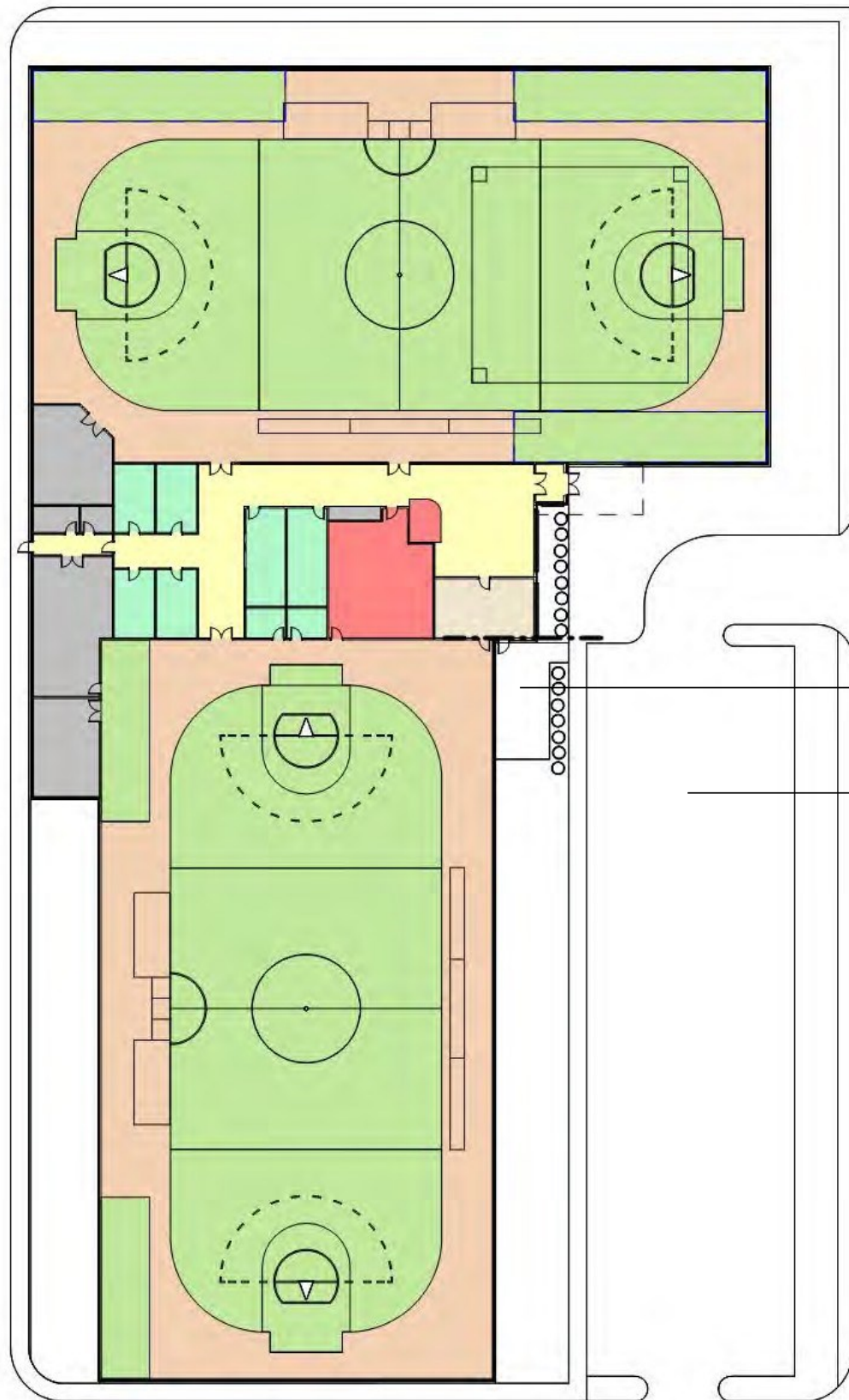


Option 4 Cost Estimates

(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

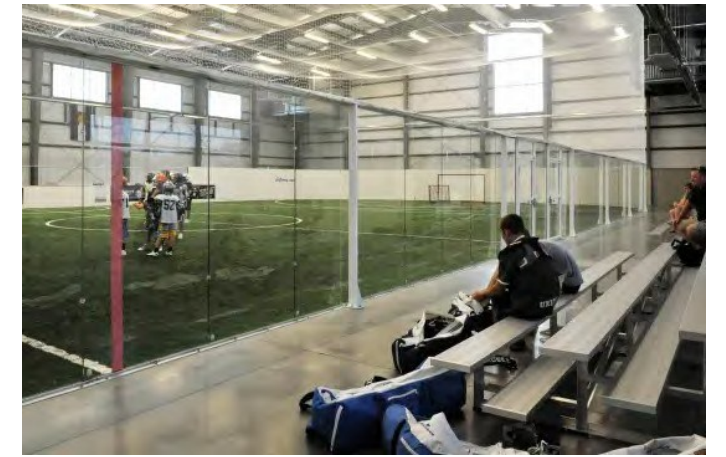
New Entry & Support Spaces

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

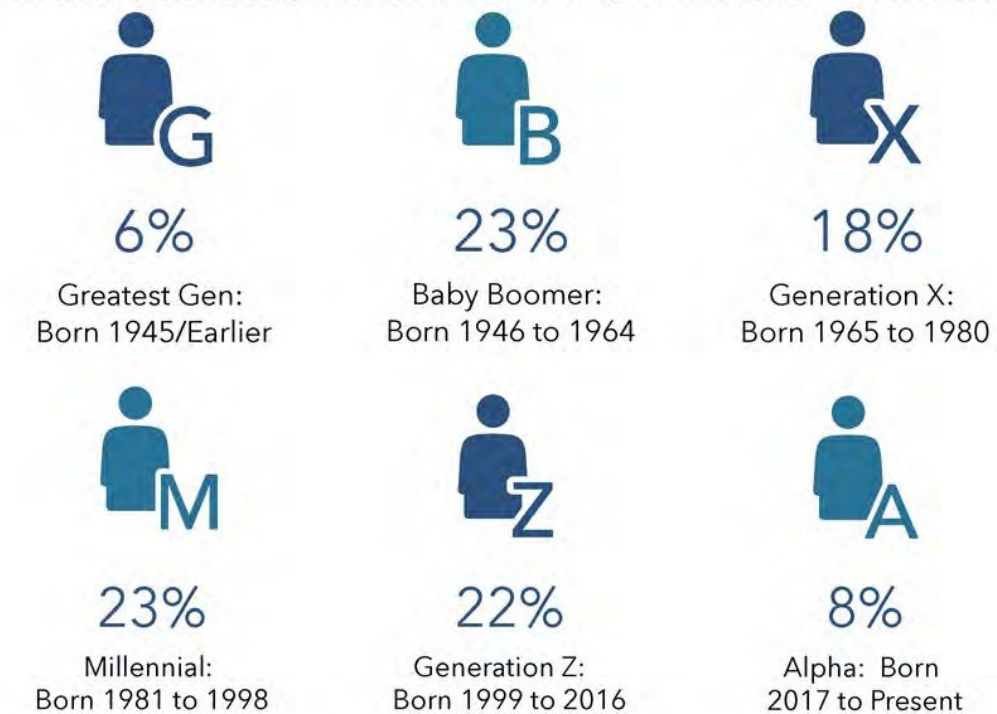
40.5	111,197	2.44	\$64,984	12%	57	19%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

POPULATION

BUSINESS



POPULATION BY GENERATION



EMPLOYMENT

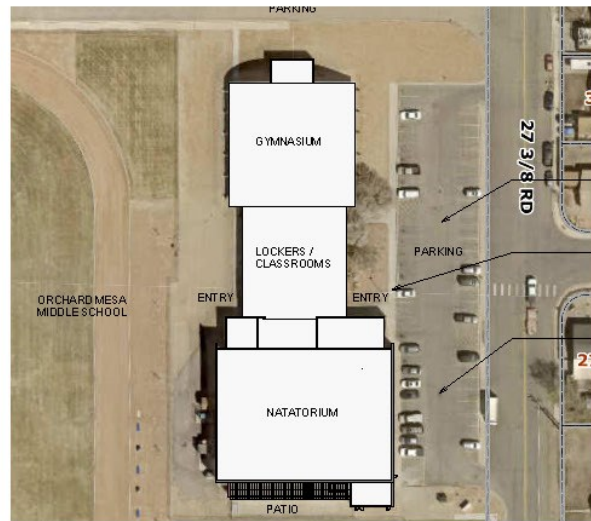


Option 5 Cost Estimates

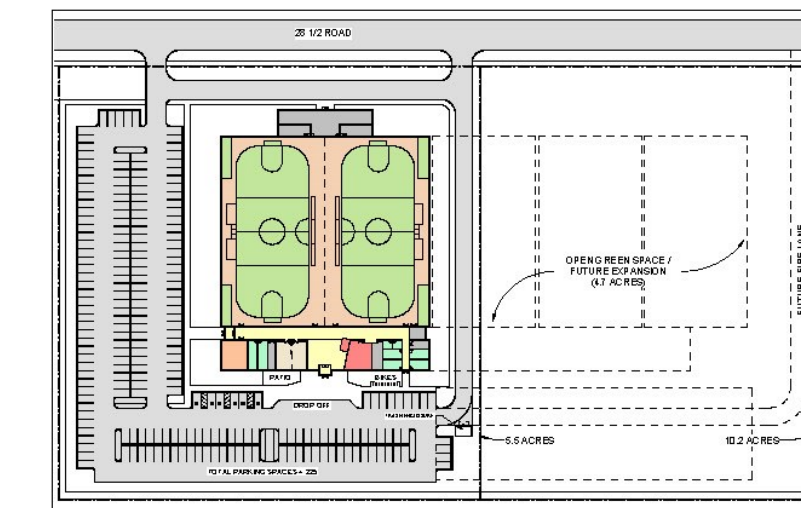
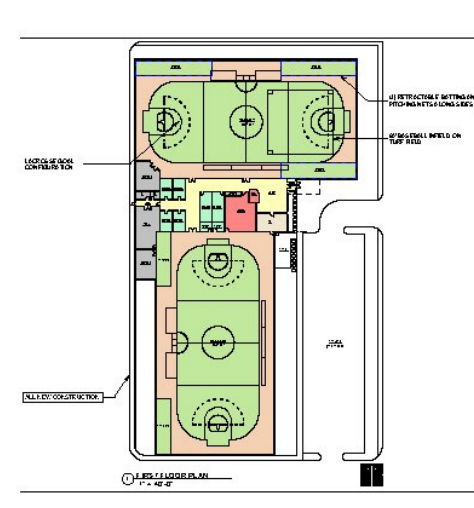
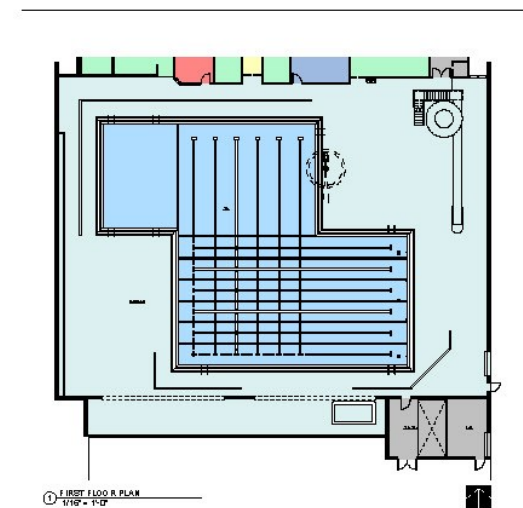
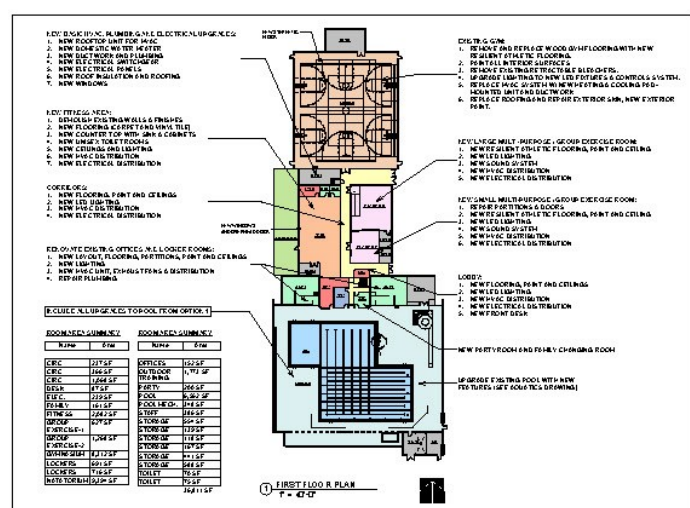
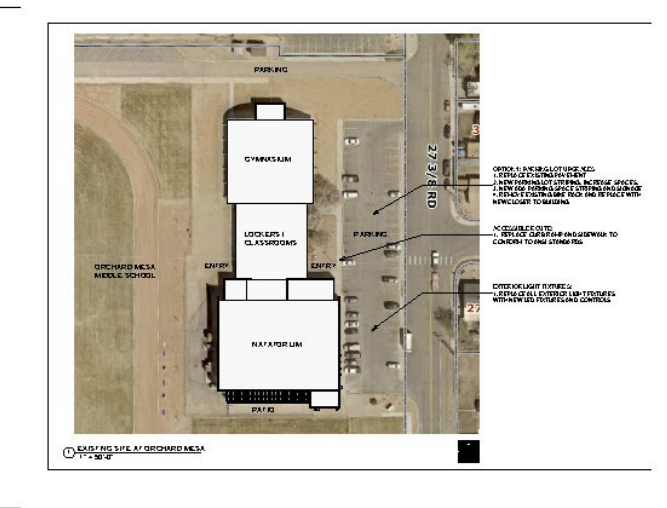
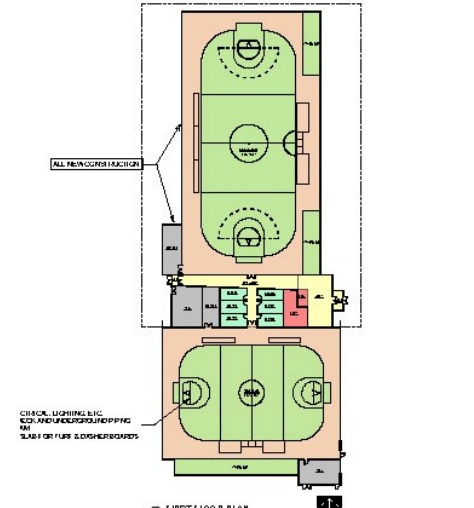
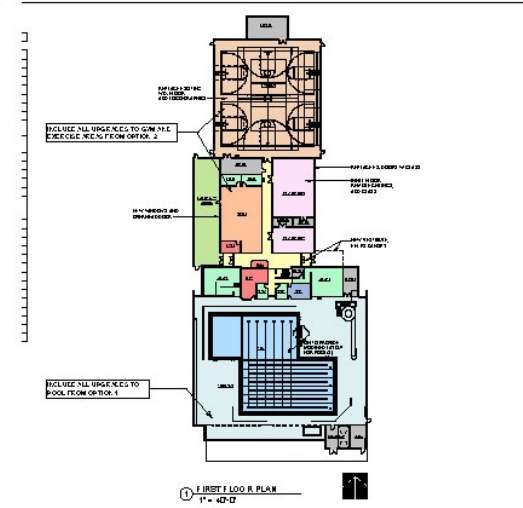
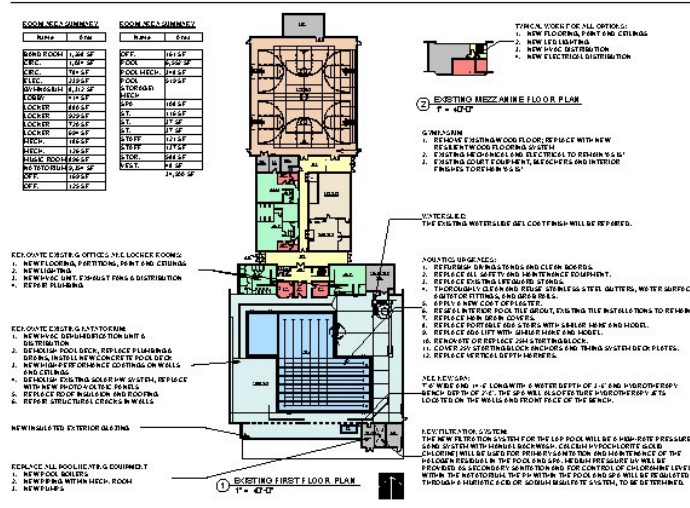
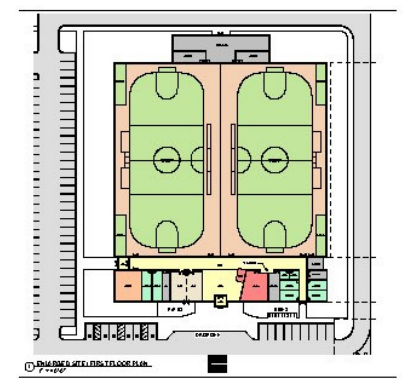
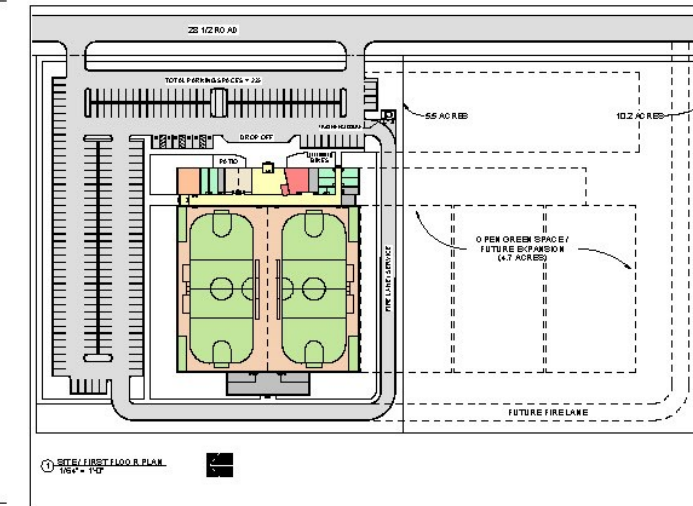
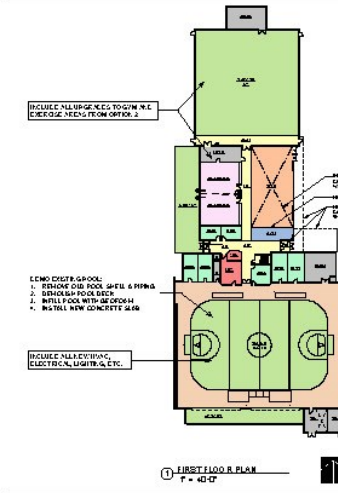
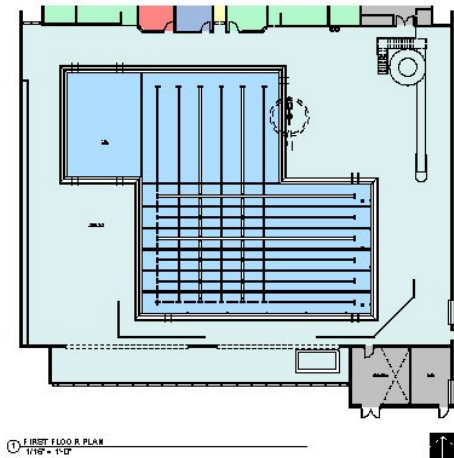
(Nov. 2026)

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 UPD RIDE**
1. REPLACE EXISTING PAVEMENT
 2. NEW PARKING LOT STRIPING, INCLUDING SPAC
 3. REPAIR PARKING SIGNAGE STRIPING AND SIGN
 4. REMOVE EXISTING BIKE RACKS AND REPLACE WITH NEW CLOSER TO BUILDING
- ACCESSIBLE ROUTE:**
1. REPAIR ADA COMPLIANT RAMP AND SIDEWALK TO CONFORM TO ASH STANDARDS
- EXTERIOR LIGHT FIXTURES:**
1. REPLACE ALL EXTERIOR LIGHT FIXTURES WITH NEW LED FIXTURES AND CONTROLS



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

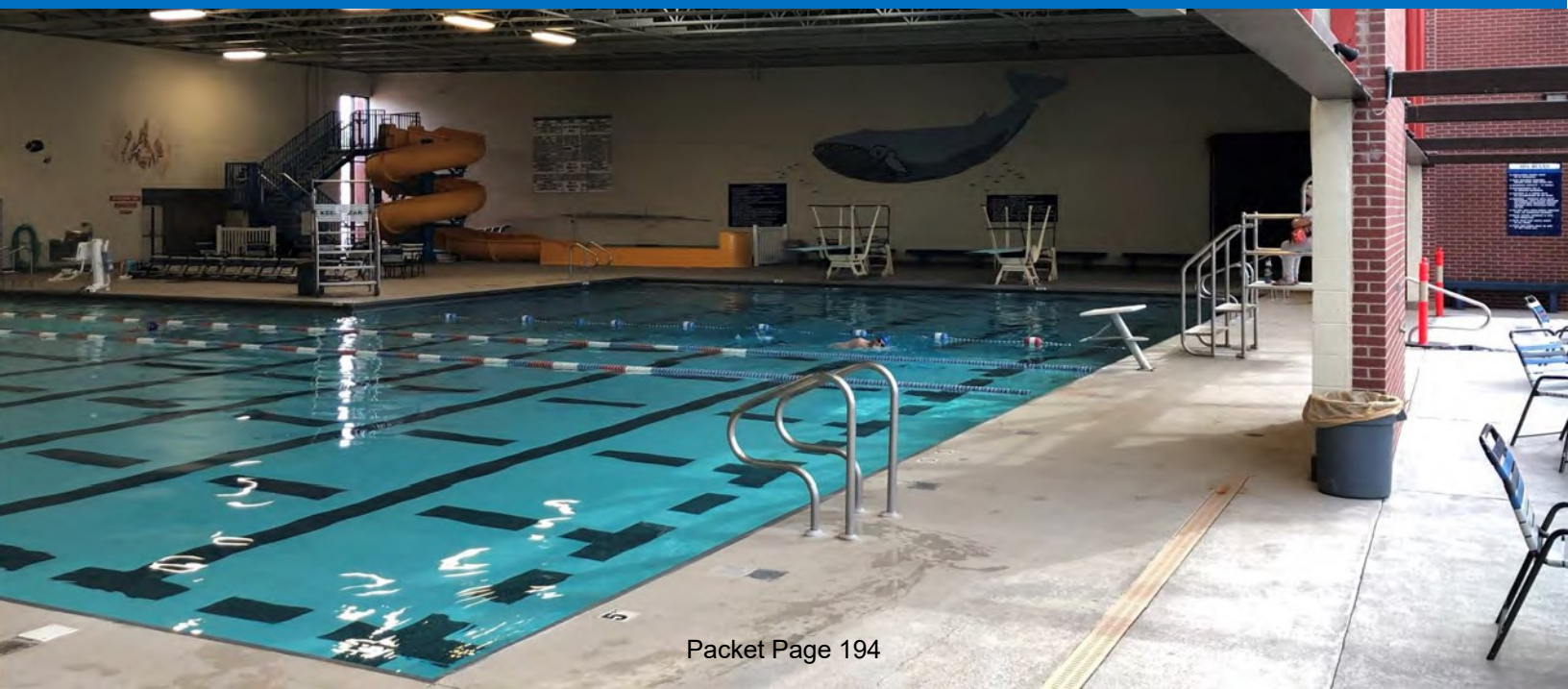


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CHAPTER ONE – OPERATIONAL IMPLICATIONS

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.

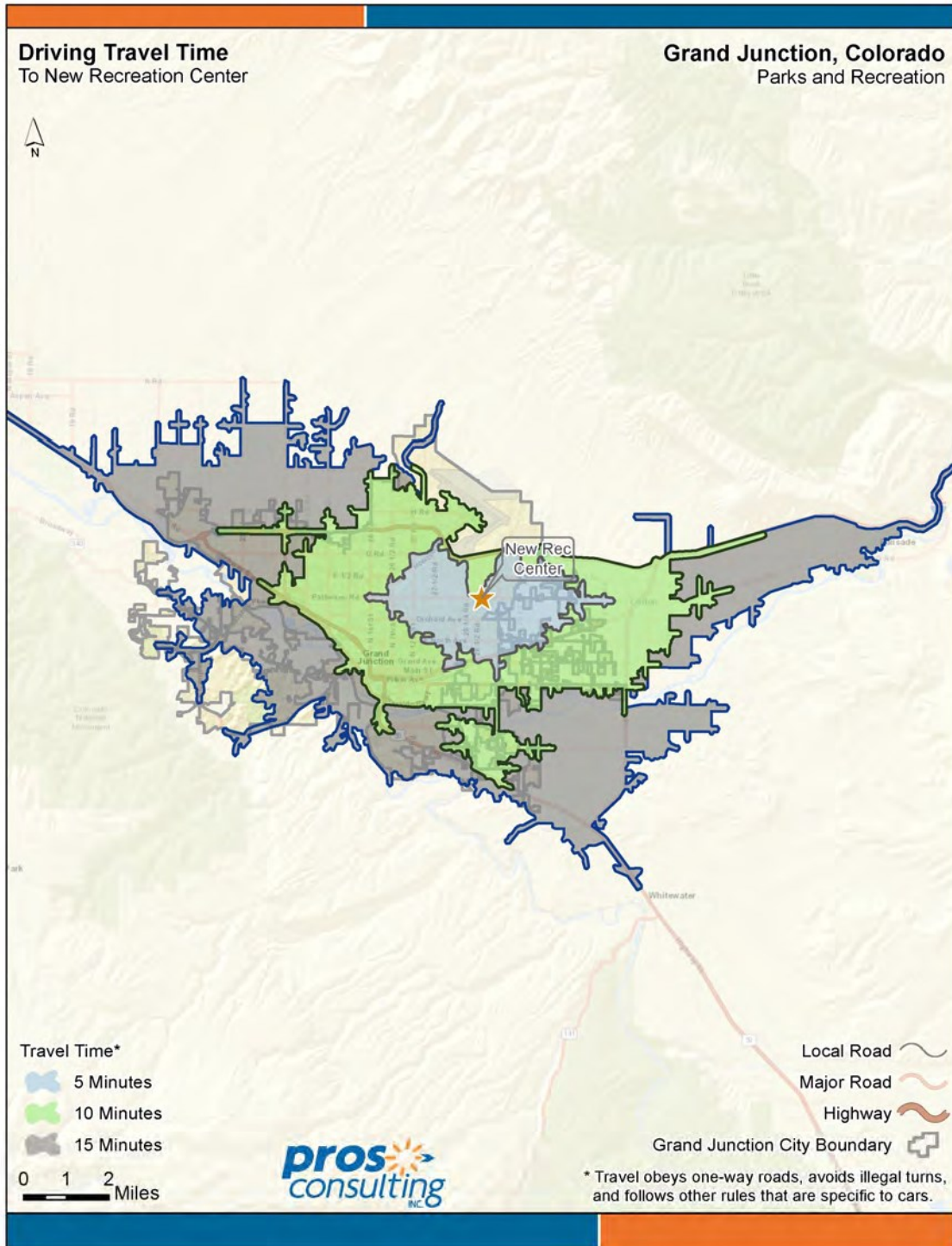
1.3.2 CRC GEOGRAPHICAL SERVICE AREA

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.

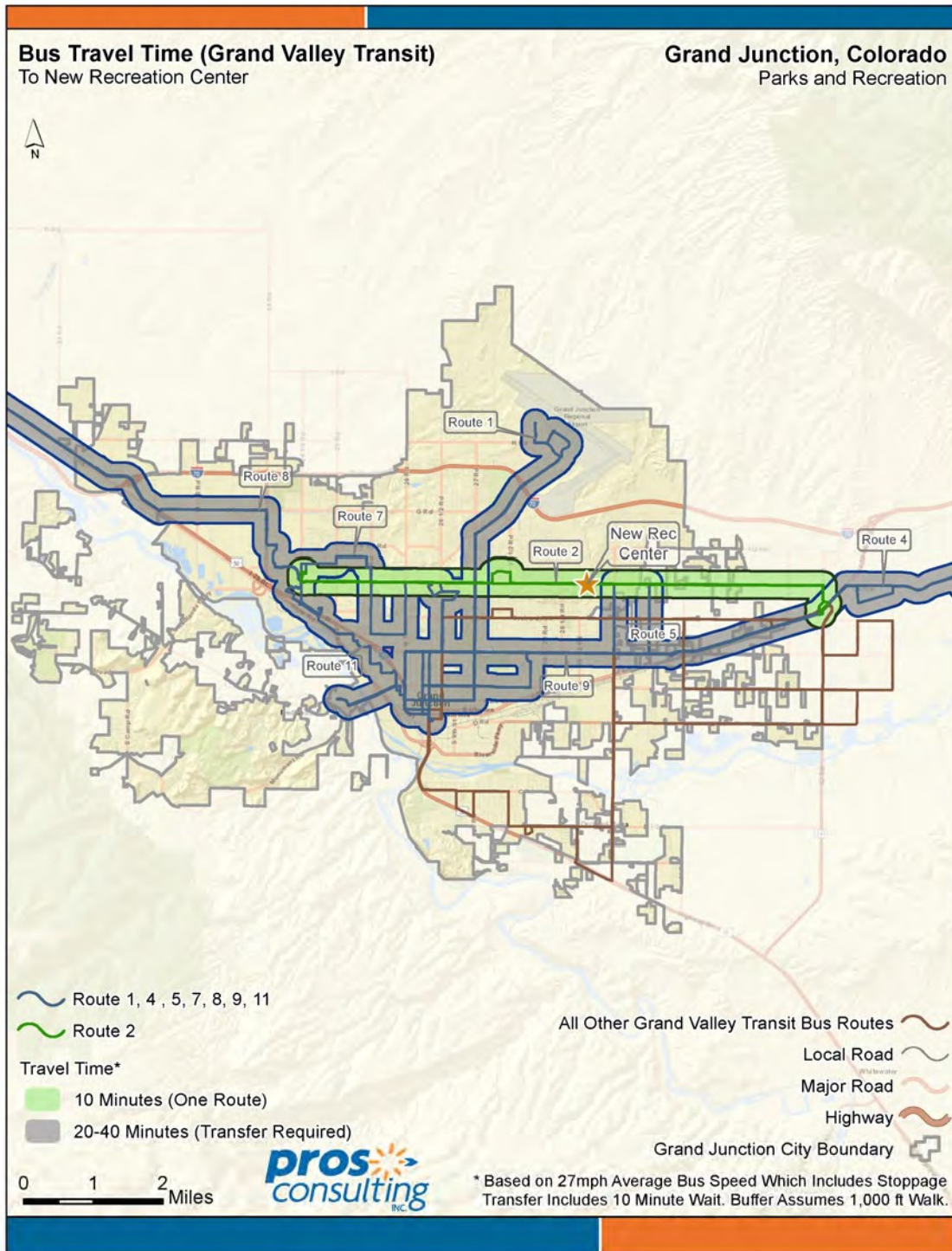
1.3.2.1 VEHICLE SERVICE AREA

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.



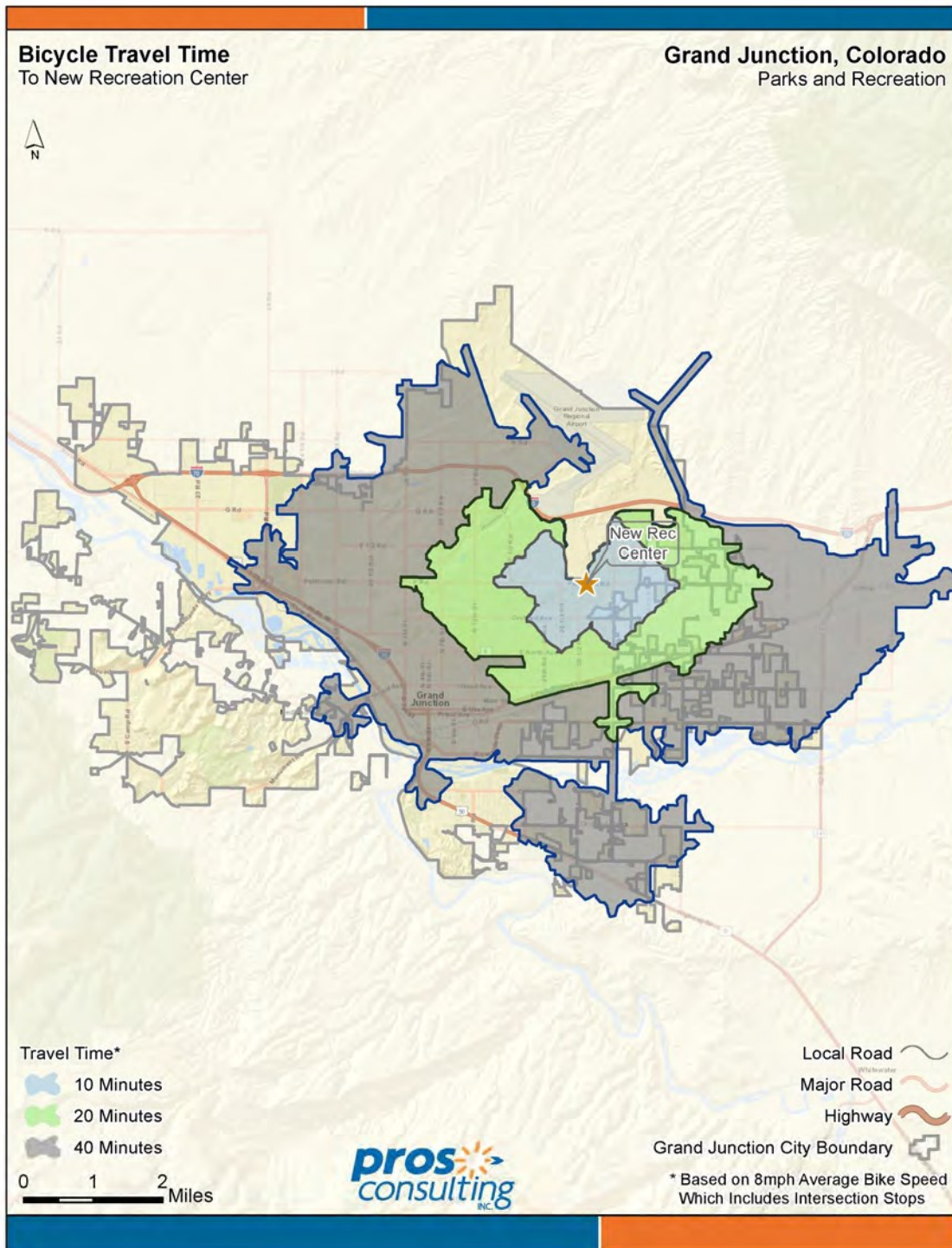
1.3.2.2 GRAND VALLEY PUBLIC TRANSIT (BUS) SERVICE AREA

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.

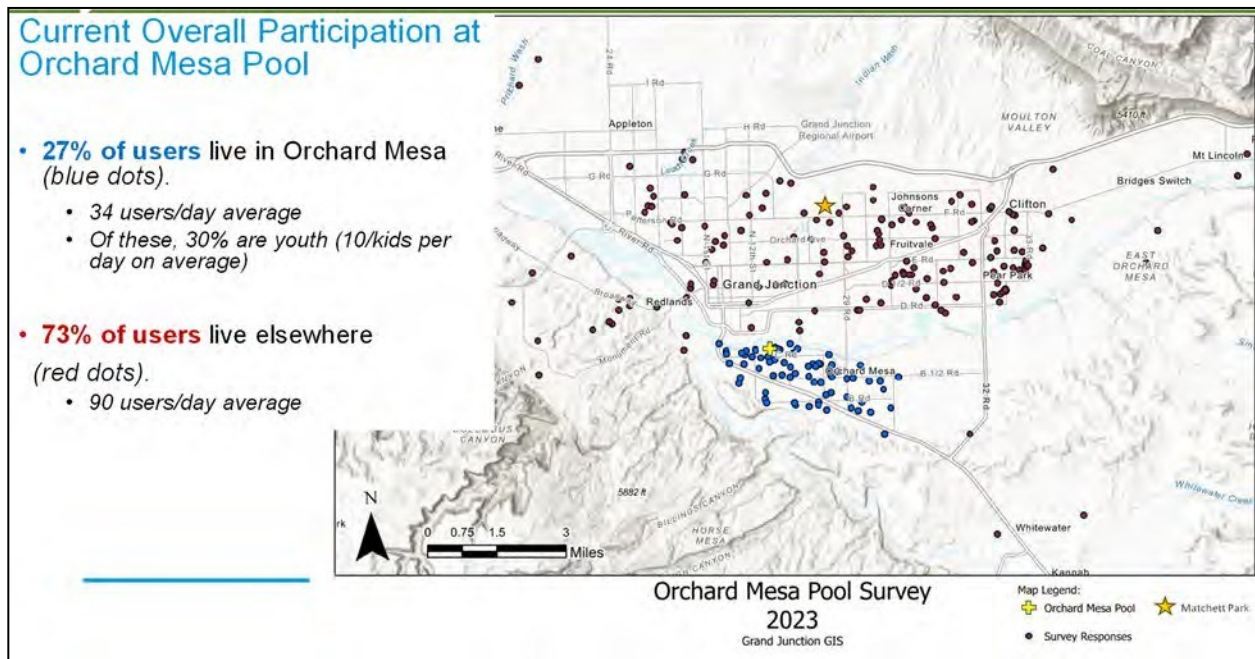


1.3.3 ORCHARD MESA CURRENT UTILIZATION

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:

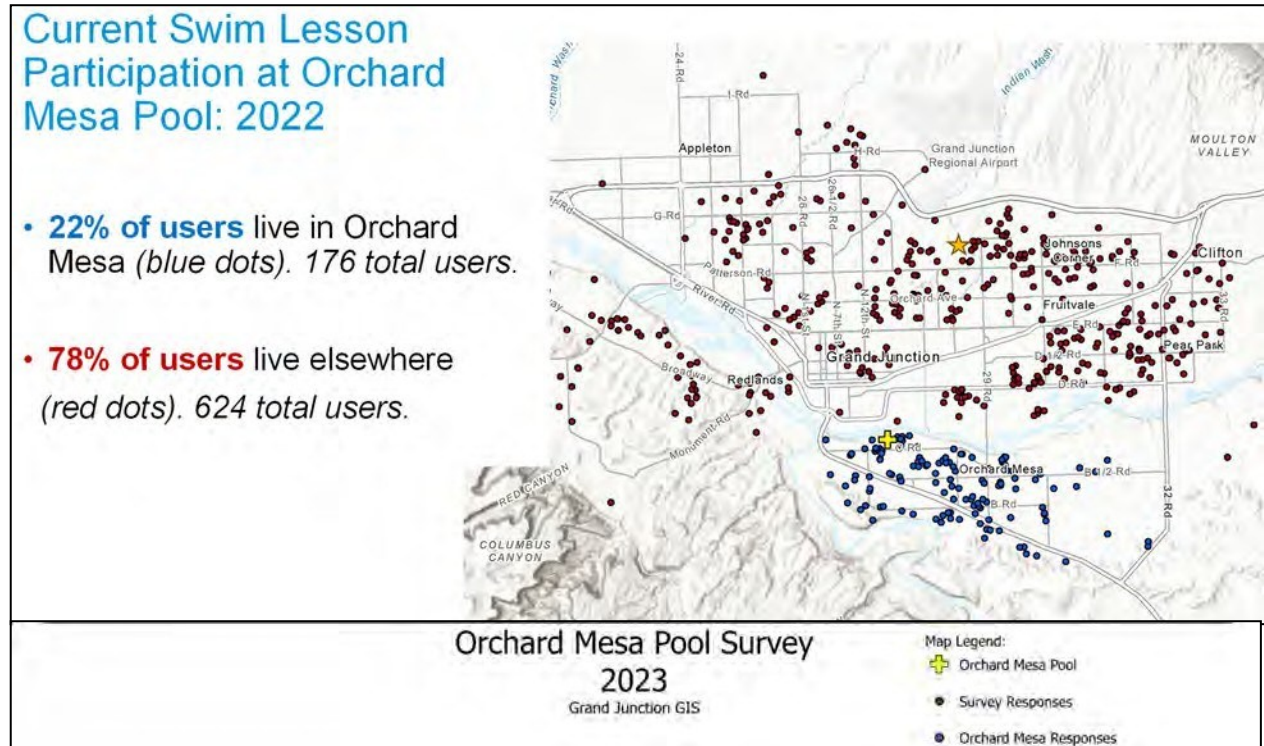
1.3.3.1 OVERALL USER PARTICIPATION

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

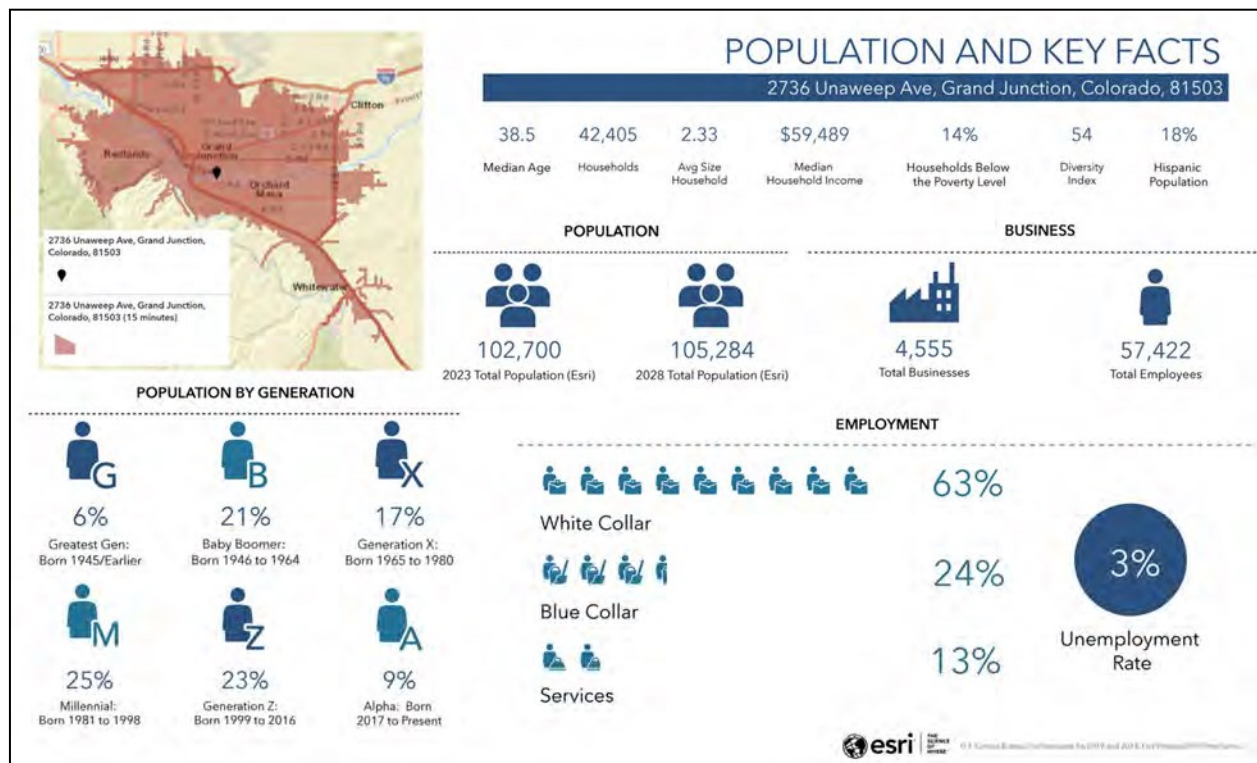
Upon completion of the community engagement process, the OLC developed five renovation options master plans for review by the community in August 2023.

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

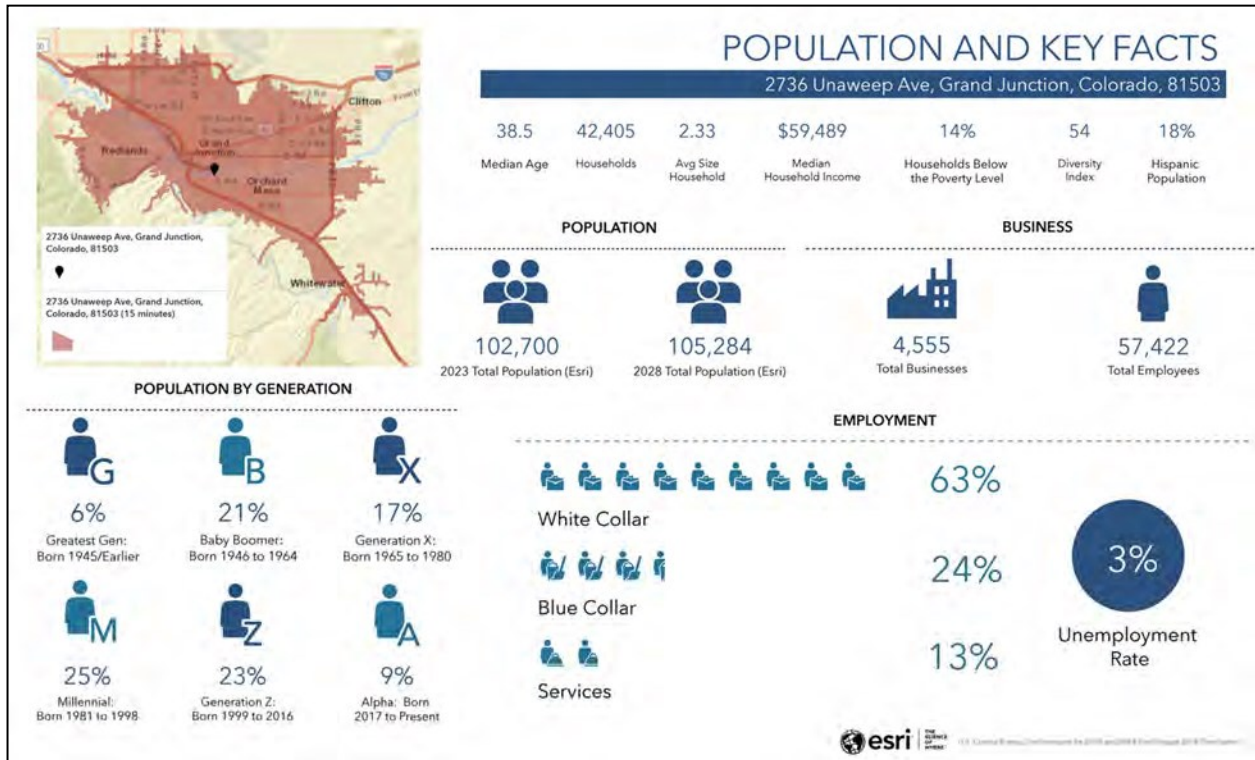
The following section summarizes the projected annual visitation and the operating financial implications for Option 1.

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.



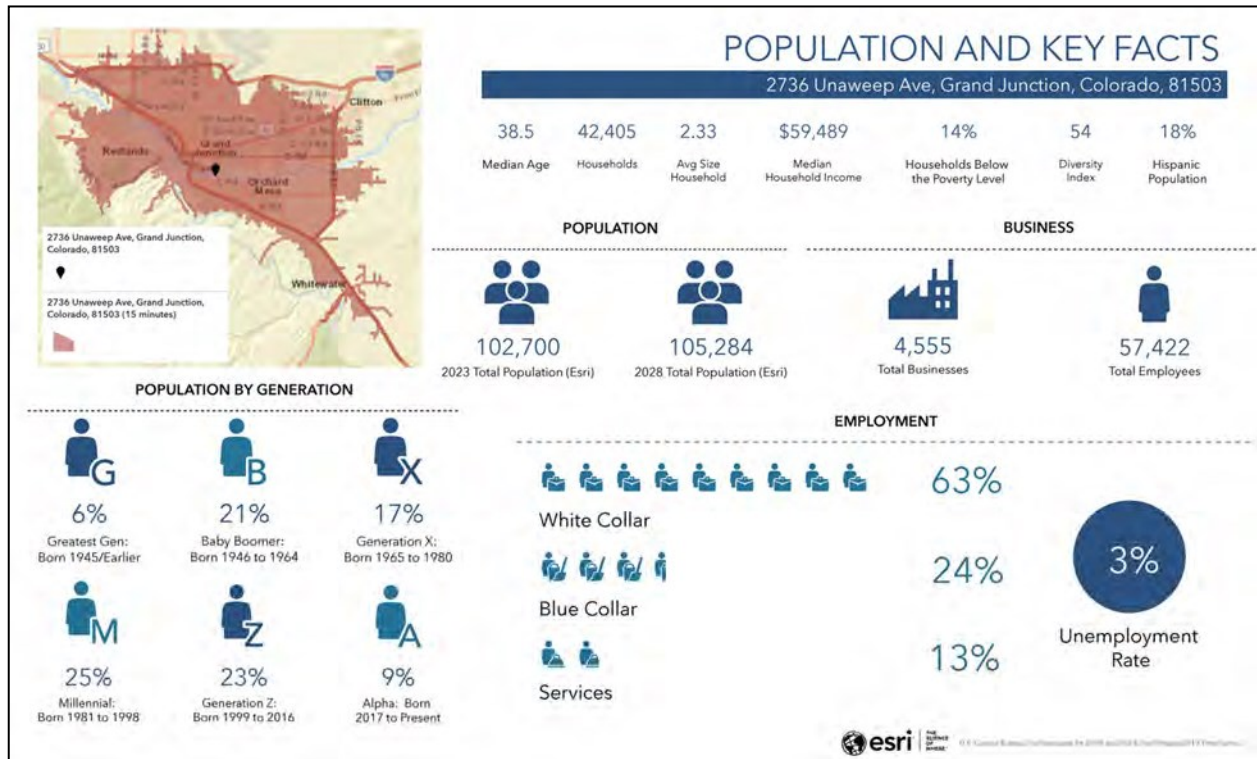
1.4.2.2 OPERATING IMPACT

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

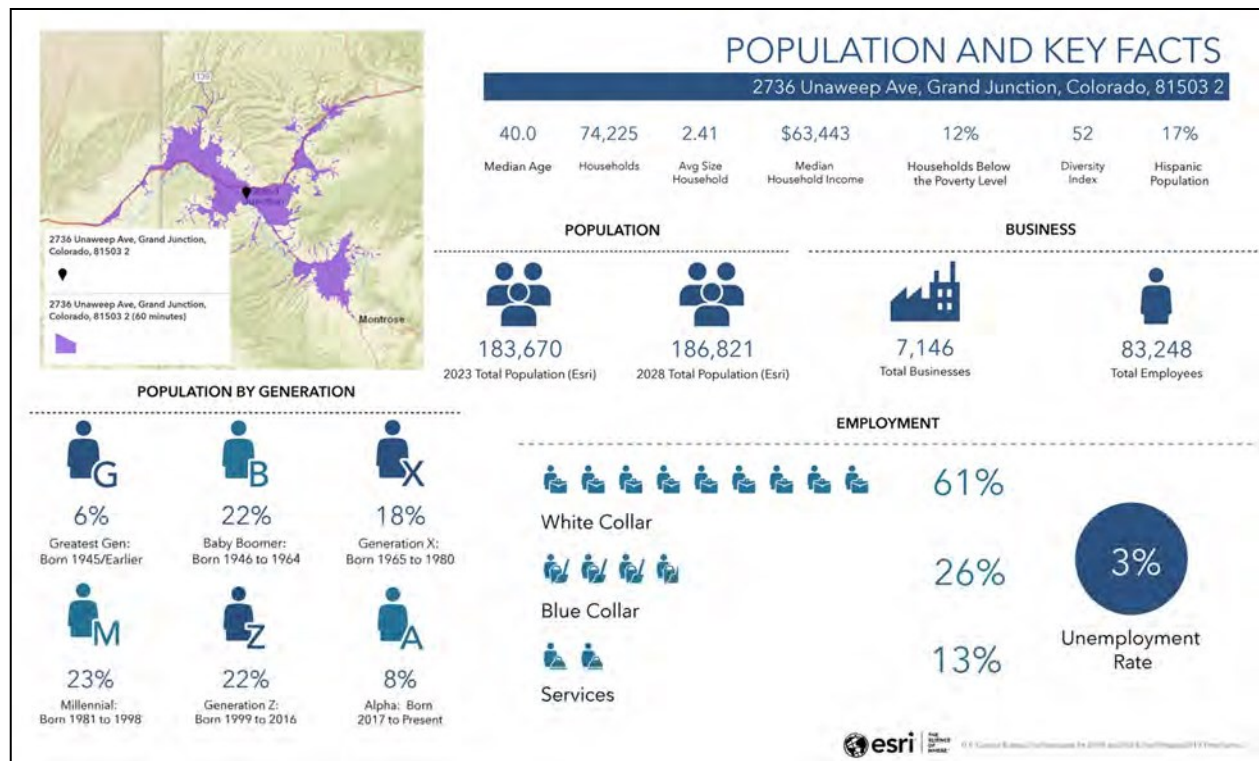
1.4.3.2 OPERATING IMPACT

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

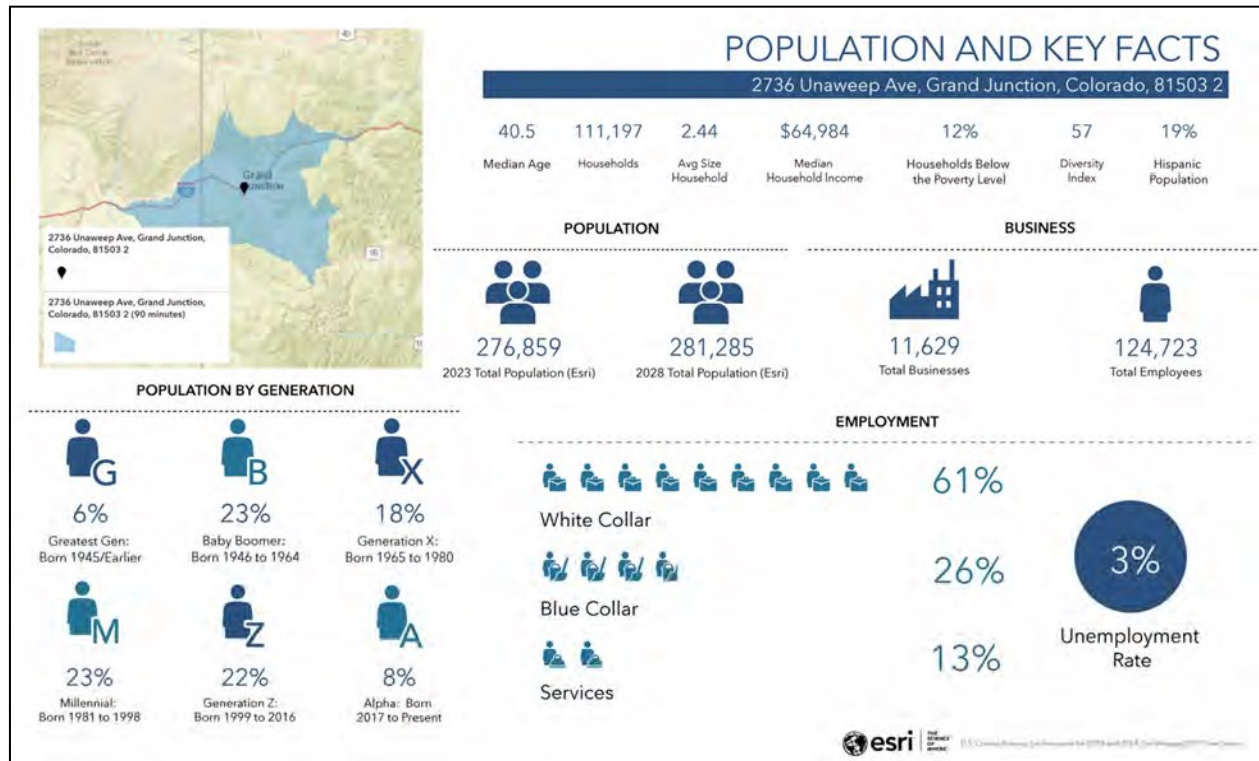
The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #4.

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			
16 Pool Storage / Mechanical	\$12,975	\$0.36	\$29,362	\$0.82	\$14,151	\$0.37			
17 Spa									
18 ST - Storage	\$19,008	\$0.53	\$164,608	\$4.60	\$243,345	\$6.33	\$308,705	\$7.88	
19 Staff	\$4,140	\$0.12	\$58,924	\$1.65	\$74,321	\$1.93	\$63,955	\$1.63	
20 Vestibule					\$22,634	\$0.59	\$176,220	\$4.50	
21 Family			\$39,746	\$1.11	\$53,214	\$1.38			
22 Fitness			\$447,815	\$12.51	\$355,955	\$9.25	\$509,127	\$13.00	
23 Group Exercise 1			\$106,646	\$2.98	\$165,544	\$4.30	\$154,344	\$3.94	
24 Group Exercise 2			\$223,959	\$6.26	\$346,529	\$9.01	\$355,054	\$9.07	
25 Outdoor Turf/Training			\$50,000	\$1.40	\$14,306	\$0.37	\$50,000	\$1.28	
26 Party			\$24,609	\$0.69	\$30,963	\$0.81			
27 Toilet Rms			\$78,362	\$2.19	\$72,560	\$1.89	\$82,590	\$2.11	
28 Lounge							\$61,516	\$1.57	
28 Vending									
29 Viewing							\$139,671	\$3.57	
30 Warm Up Zone							\$396,781	\$10.13	
31 Field House							\$2,937,828	\$75.04	
Subtotal Cost	\$3,134,239	\$87.58	\$6,890,094	\$192.54	\$9,233,709	\$240.06	\$7,664,848	\$195.77	
General Conditions	7.5%	\$235,068	\$6.57	\$516,757	\$14.44	\$692,528	\$18.00	\$574,864	\$14.68
General Requirements	5.5%	\$185,312	\$5.18	\$407,377	\$11.38	\$545,943	\$14.19	\$453,184	\$11.58
Bonds & Insurance	2.0%	\$71,092	\$1.99	\$156,285	\$4.37	\$209,444	\$5.45	\$173,858	\$4.44
Contractor's Fee	5.0%	\$181,286	\$5.07	\$398,526	\$11.14	\$534,081	\$13.89	\$443,338	\$11.32
Design Contingency	12.0%	\$456,840	\$12.77	\$1,004,285	\$28.06	\$1,345,885	\$34.99	\$1,117,211	\$28.54
Construction Contingency	5.0%	\$213,192	\$5.96	\$468,666	\$13.10	\$628,079	\$16.33	\$521,365	\$13.32
Escalation to MOC, 11/01/25	10.0%	\$448,424	\$12.53	\$985,784	\$27.55	\$1,321,092	\$34.35	\$1,096,631	\$28.01
Total Estimated Construction Cost	\$4,925,453	\$137.64	\$10,827,773	\$302.57	\$14,510,760	\$377.26	\$12,045,298	\$307.66	

NEW WAVE POOL, L. POOL

SUMMARY MATRIX - NEW-BUILD OPTIONS

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	Natorium	\$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
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Total Area: 35,786 SF

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

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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
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Band Room	1,268	sf		
2 Site Works / Demolition				
Building Demolition	1,268	sf	\$10.00	\$12,680
Hazardous Material Mitigation - asbestos	1,268	sf	\$15.00	\$19,020
Replace building footprint with Sod and Irrigation	1,268	sf	\$2.00	\$2,536

Total - Band Room				\$34,236
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Circulation	1,818	sf		
2 Site Works / Demolition				
Building Demolition	1,034	sf	\$10.00	\$10,340
Hazardous Material Mitigation - asbestos	1,034	sf	\$15.00	\$15,510
Replace building footprint with Sod and Irrigation	1,034	sf	\$2.00	\$2,068
8 Doors & Windows				
New building access/entry, \$15,000 allowance	1	al	\$15,000.00	\$15,000
9 Finishes				
Minor finish upgrade, allowance	784	sf	\$2.50	\$1,960
New exterior walls and roof tie-in	960	sf	\$40.00	\$38,400
New exterior finishes	960	sf	\$7.00	\$6,720

Total - Circulation				\$89,998
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Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

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DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Gym	8,312	sf		
2 Site Works / Demolition				
Building Demolition	8,312	sf	\$10.00	\$83,120
Hazardous Material Mitigation - asbestos	8,312	sf	\$15.00	\$124,680
Replace building footprint with Sod and Irrigation	8,312	sf	\$2.00	\$16,624

Total - Gym **\$224,424**

Desk NA

Total - Desk

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

Total - Lobby **\$6,210**

Locker / Teams	1,414	sf		
2 Site Works / Demolition				
Building Demolition	1,809	sf	\$10.00	\$18,090
Hazardous Material Mitigation - asbestos	1,809	sf	\$15.00	\$27,135
Replace building footprint with Sod and Irrigation	1,809	sf	\$2.00	\$3,618
9 New Finishes				
New Flooring	1,414	sf	\$15.00	\$21,210
New Paint	1,414	sf	\$2.00	\$2,828
New Ceilings	1,414	sf	\$5.70	\$8,060
15 Plumbing / HVAC				
Repair Plumbing	1,414	sf	\$20.00	\$28,280
New HVAC unit, Exhaust fans & Distribution	1,414	sf	\$45.00	\$63,630
16 Electrical				
New Lighting	1,414	sf	\$25.00	\$35,350

Total - Locker / Teams **\$208,201**

Mechanical				
2 Site Works / Demolition				
Building Demolition	312	sf	\$10.00	\$3,120
Hazardous Material Mitigation - asbestos	312	sf	\$15.00	\$4,680
Replace building footprint with Sod and Irrigation	312	sf	\$3.50	\$1,092

Total - Mechanical **\$8,892**

DETAIL ELEMENTS - OPTION 1

Element	Quantity	Unit	Unit Cost	Total
Existing Mezzanine	1,060	sf		
9 New Finishes				
New Flooring	1,060	sf	\$10.00	\$10,600
New Paint	1,060	sf	\$2.00	\$2,120
New Ceilings	1,060	sf	\$5.00	\$5,300
15 Plumbing / HVAC				
New HVAC	1,060	sf	\$18.00	\$19,080
16 Electrical				
New Electrical Distribution	1,060	sf	\$15.00	\$15,900
New LED Lighting	1,060	sf	\$25.00	\$26,500
Total - Existing Mezzanine				\$79,500
Electrical	239	sf		
16 Electrical				
New Electrical Distribution	239	sf	\$20.00	\$4,780
Total - Electrical				\$4,780
Music Room	896	sf		
2 Site Works / Demolition				
Building Demolition	896	sf	\$10.00	\$8,960
Hazardous Material Mitigation - asbestos	896	sf	\$15.00	\$13,440
Replace building footprint with Sod and Irrigation	896	sf	\$2.00	\$1,792
Total - Music Room				\$24,192
Natorium	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
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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
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

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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

SUMMARY - OPTION 2

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

SUMMARY - OPTION 2

Element		Total	Cost / SF
Subtotal		\$9,373,323	\$261.93
Construction Contingency	5.00%	\$468,666	\$13.10
Subtotal		\$9,841,989	\$275.02
Escalation to MOC, 11/01/25	10.02%	\$985,784	\$27.55

TOTAL ESTIMATED CONSTRUCTION COST **\$10,827,773** **\$302.57**

Total Area: 35,786 SF

Orchard Mesa Pool Rev2

Grand Junction, CO

Feasibility Study

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05/27/23

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
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Band Room				NA
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Total - Band Room				
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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
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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

Orchard Mesa Pool Rev2

Grand Junction, CO
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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
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Desk See Lobby

Total - Desk				
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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
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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

Orchard Mesa Pool Rev2

Grand Junction, CO

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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
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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
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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
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Electrical	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	\$28.00	\$6,692

Orchard Mesa Pool Rev2

Grand Junction, CO

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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
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Music Room NA

Total - Music Room				
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Natorium	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
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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
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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
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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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Grand Junction, CO

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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
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Vestibule NA

Total - Vestibule				
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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
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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
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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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Orchard Mesa Pool Rev2

Grand Junction, CO

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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
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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
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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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Orchard Mesa Pool Rev2

Grand Junction, CO

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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

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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
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Band Room				NA
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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
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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
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Desk See Lobby

Total - Desk				
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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
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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

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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
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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
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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
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Electrical	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	\$28.00	\$6,692

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	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
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Music Room NA

Total - Music Room				
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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
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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

Orchard Mesa Pool Rev2

Grand Junction, CO
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DETAIL ELEMENTS - OPTION 3

Element	Quantity	Unit	Unit Cost	Total
New Ceilings	157	sf	\$5.70	\$895
15 Plumbing / HVAC				
New HVAC Distribution	157	sf	\$35.00	\$5,495
16 Electrical				
New Lighting	157	sf	\$25.00	\$3,925

Total - Office				\$23,660
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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
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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
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Pool Storage / Mechanical	267	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	267	sf	\$28.00	\$7,476

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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
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Spa	100	sf		See Pool Cost
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Total - Spa				
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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
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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

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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
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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

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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
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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
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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
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Party				
8 Doors & Windows	236	sf		
New Doors, Frames and Hardware allowance	236	ls	\$8.50	\$2,006

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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

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
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Total Area: 39,152 SF

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Grand Junction, CO

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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
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Band Room NA

Total - Band Room				
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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
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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
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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
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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
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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
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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
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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

Total - Electrical **\$400,000**

Music Room NA

Total - Music Room

Natatorium NA

Total - Natatorium

Office NA

Total - Office

Pool NA

Total - Pool

Pool Mechanical NA

Total - Pool Mechanical

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
Pool Storage / Mechanical				NA

Total - Pool Storage / Mechanical

Spa				NA
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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**

Staff	364	sf		
2 Site Works				
Interior Building Demolition	364	sf	\$10.00	\$3,640
Hazardous Material Mitigation - asbestos	364	sf	\$15.00	\$5,460
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	364	sf	\$28.00	\$10,192
9 New Finishes				
New Flooring	364	sf	\$14.00	\$5,096
New Partitions	364	sf	\$16.00	\$5,824
New Paint	364	sf	\$2.00	\$728
New Ceilings	364	sf	\$5.70	\$2,075
15 Plumbing / HVAC				
New HVAC	364	sf	\$45.00	\$16,380

DETAIL ELEMENTS - OPTION 4

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	364	sf	\$15.00	\$5,460
New LED Lighting	364	sf	\$25.00	\$9,100

Total - Staff				\$63,955
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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
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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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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
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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
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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
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Party				NA
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Total - Party				
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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
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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

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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
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Vending NA

Total - Vending				
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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 mew LED Light fixtures and control system	722	sf	\$25.00	\$18,050

Total - Viewing				\$139,671
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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

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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
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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
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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		<u>\$14,720,176</u>	<u>\$324.63</u>
General Conditions	7.50%	\$1,104,013	\$24.35
Subtotal		<u>\$15,824,189</u>	<u>\$348.97</u>
General Requirements	5.50%	\$870,330	\$19.19
Subtotal		<u>\$16,694,519</u>	<u>\$368.17</u>
Bonds & Insurance	2.00%	\$333,890	\$7.36
Subtotal		<u>\$17,028,410</u>	<u>\$375.53</u>
Contractor's Fee	5.00%	\$851,420	\$18.78
Subtotal		<u>\$17,879,830</u>	<u>\$394.31</u>
Design Contingency	12.00%	\$2,145,580	\$47.32
Subtotal		<u>\$20,025,410</u>	<u>\$441.62</u>
Construction Contingency	5.00%	\$1,001,270	\$22.08
Subtotal		<u>\$21,026,680</u>	<u>\$463.70</u>
Escalation to MOC	10.02%	\$2,106,055	\$46.45

TOTAL ESTIMATED CONSTRUCTION COST		\$23,132,736	\$510.15
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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
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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
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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
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4 Masonry

Assume No Work Required

Total - Masonry				
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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
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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
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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
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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				<i>Assume Not Required</i>
Interior Doors				
Interior doors	1	ls	\$30,000.00	\$30,000

Total - Doors & Windows				\$150,000
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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
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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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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		<u>\$16,746,616</u>	<u>\$321.94</u>
General Conditions	7.50%	\$1,255,996	\$24.15
Subtotal		<u>\$18,002,612</u>	<u>\$346.08</u>
General Requirements	5.50%	\$990,144	\$19.03
Subtotal		<u>\$18,992,755</u>	<u>\$365.12</u>
Bonds & Insurance	2.00%	\$379,855	\$7.30
Subtotal		<u>\$19,372,611</u>	<u>\$372.42</u>
Contractor's Fee	5.00%	\$968,631	\$18.62
Subtotal		<u>\$20,341,241</u>	<u>\$391.04</u>
Design Contingency	12.00%	\$2,440,949	\$46.93
Subtotal		<u>\$22,782,190</u>	<u>\$437.97</u>
Construction Contingency	5.00%	\$1,139,109	\$21.90
Subtotal		<u>\$23,921,299</u>	<u>\$459.87</u>
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
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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
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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
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4 Masonry

Assume No Work Required

Total - Masonry				
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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
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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
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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				<i>Assume Not Required</i>
Interior Doors				
Interior doors	1	ls	\$30,000.00	\$30,000
Total - Doors & Windows				\$150,000
9 Finishes				
Interior Partitions	52,018	sf	\$5.00	\$260,090
Interior Finishes				
Floor				
Flooring	29,143	sf	\$14.00	\$408,002
Synthetic Turf	22,875	sf	\$20.00	\$457,500
Wall Finishes				
Paint walls, allowance	52,018	sf	\$2.00	\$104,036
Ceiling				
New Ceilings	29,143	sf	\$5.70	\$166,115
Total - Finishes				\$1,395,743
10 Specialties				
Toilet / Restroom Specialties	1	ls	\$75,000.00	\$75,000
Field House / Building Specialties	1	ls	\$150,000.00	\$150,000
Total - Specialties				\$225,000

DETAIL ELEMENTS - OPTION 6

Element	Quantity	Unit	Unit Cost	Total
11 Equipment				
Field House Equipment, allow \$200,000	1	ls	\$200,000.00	\$200,000
Total - Equipment				\$200,000
12 Furnishings <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		<u>\$20,842,963</u>	<u>\$311.89</u>
General Conditions	7.50%	\$1,563,222	\$23.39
Subtotal		<u>\$22,406,185</u>	<u>\$335.29</u>
General Requirements	5.50%	\$1,232,340	\$18.44
Subtotal		<u>\$23,638,525</u>	<u>\$353.73</u>
Bonds & Insurance	2.00%	\$472,771	\$7.07
Subtotal		<u>\$24,111,296</u>	<u>\$360.80</u>
Contractor's Fee	5.00%	\$1,205,565	\$18.04
Subtotal		<u>\$25,316,860</u>	<u>\$378.84</u>
Design Contingency	12.00%	\$3,038,023	\$45.46
Subtotal		<u>\$28,354,884</u>	<u>\$424.30</u>
Construction Contingency	5.00%	\$1,417,744	\$21.22
Subtotal		<u>\$29,772,628</u>	<u>\$445.52</u>
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				
--------------------------	--	--	--	--

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

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		\$1,101,886	\$21.88
		15,793,694	\$313.62
Subtotal		\$15,793,694	\$313.62
General Requirements		\$868,653	\$17.25
		16,662,347	\$330.87
Subtotal		\$16,662,347	\$330.87
Bonds & Insurance		\$333,247	\$6.62
		16,995,594	\$337.49
Subtotal		\$16,995,594	\$337.49
Contractor's Fee		\$849,780	\$16.87
		17,845,374	\$354.36
Subtotal		\$17,845,374	\$354.36
Design Contingency		\$2,141,445	\$42.52
		19,986,819	\$396.89
Subtotal		\$19,986,819	\$396.89
Construction Contingency		\$999,341	\$19.84
		20,986,160	\$416.73
Subtotal		\$20,986,160	\$416.73
Escalation to MOC, 11/01/25		\$2,101,997	\$41.74

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

\$24,192
 \$1,355,362
 \$30,349
 \$924,500
 \$8,700
 \$12,975
1,355,362
924,500
8,700
2,288,562

SAVINGS = 694,424

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

TOTAL ESTIMATED CONSTRUCTION COST \$23,088,157 \$458.47

Total Area: 50,359 SF **\$(1,091,325)**
\$21,996,832 BASIC POOL MOD.

DETAIL ELEMENTS - OPTION 4 - NEW

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

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
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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
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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				

DETAIL ELEMENTS - OPTION 4 - NEW

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

Documentation of Public Process

WORKSHOP #1



MEETING NOTES #1

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

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

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

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

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

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

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

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

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

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

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

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

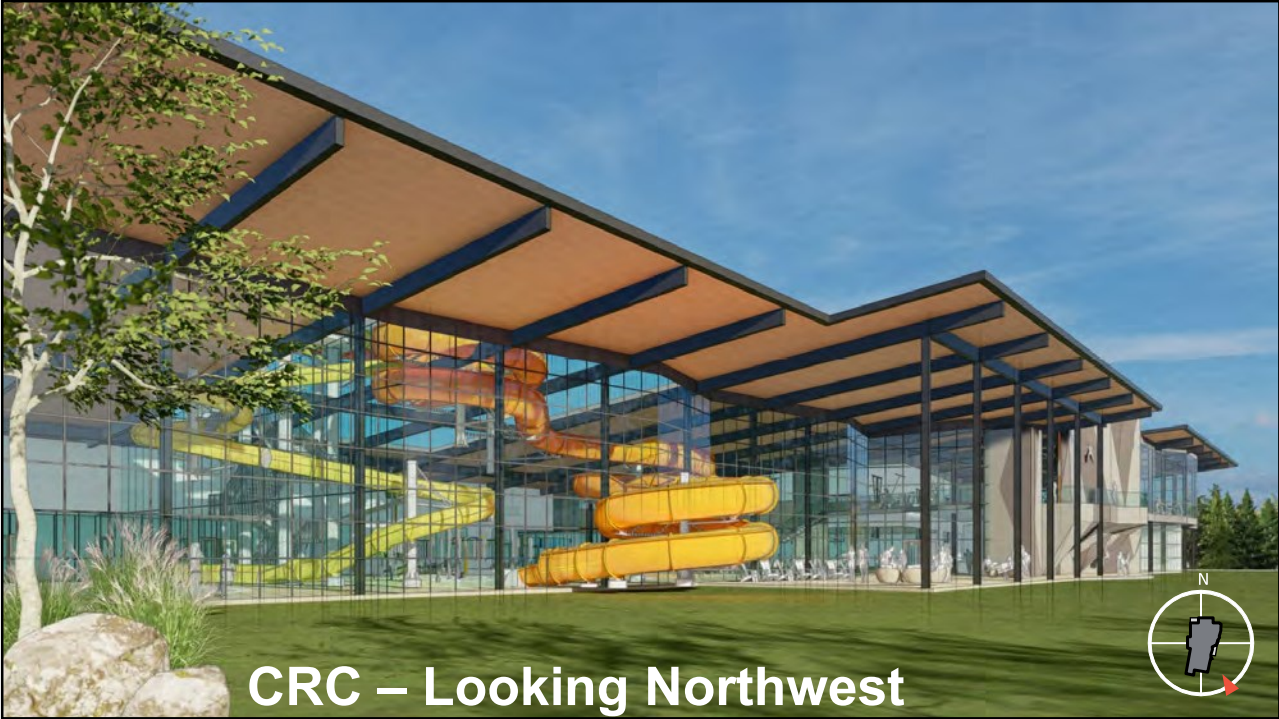


Orchard Mesa Recreational Facility

City Council
Workshop June 5,
2023




1

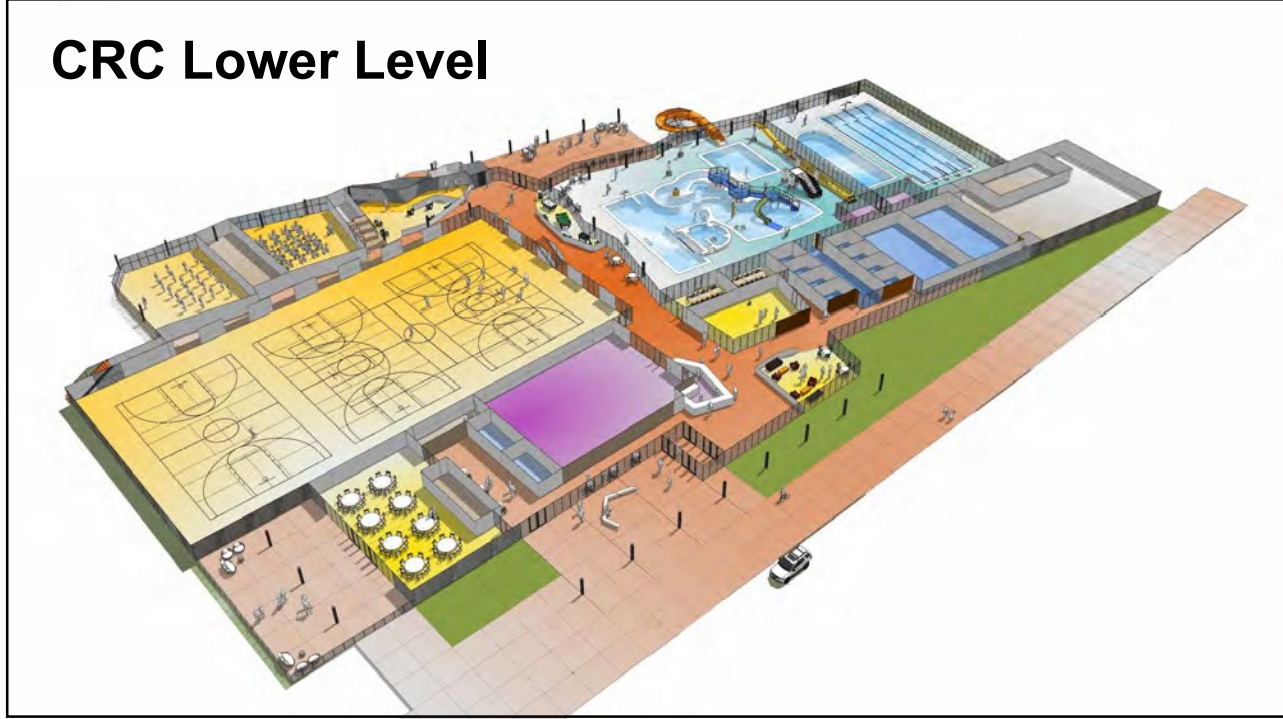


2



View into Pools

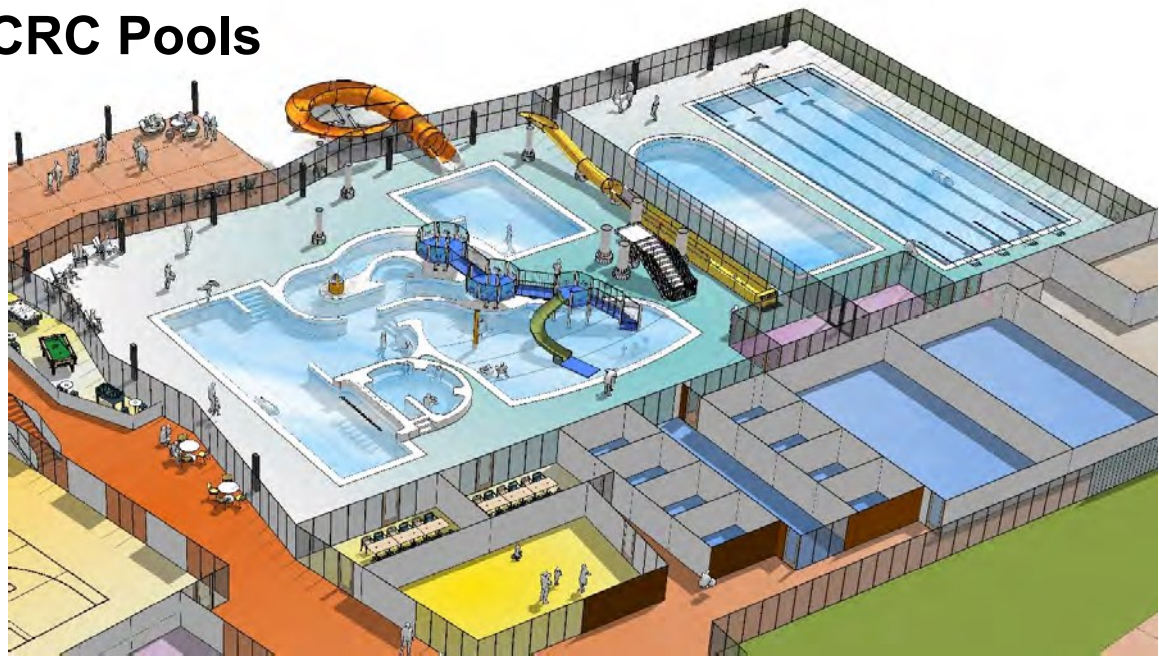
3



CRC Lower Level

4

CRC Pools



5

A collage of four photographs showcasing different aquatic spaces. In the top left, a woman is on a slide leading into a pool. In the bottom left, a circular pool with people is labeled "WELLNESS POOL". In the center, a large pool with slides is labeled "LEISURE POOL". In the top right, a long pool with lane lines is labeled "LAP POOL". In the bottom right, a pool with a hot tub area is labeled "WHIRLPOOL SPA". A large blue circle in the center contains the text: "CRC BUDGET: \$35 MILLION ON AQUATICS".

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



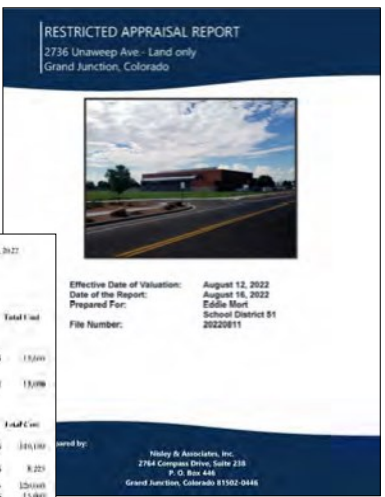
The City of Grand Junction, facility operator, and Mesa County split annual subsidy (until 2021)



8

Key Considerations

Demo. cost of entire building = \$905,000
 (asbestos remediation)
 Value of land after demo = \$240,000



GRE
 Hazardous Materials Remediation Budget
 Orchard Mesa Middle School
 Post, Gym, & Music Building
 Grand Junction, Colorado
 August 5, 2022

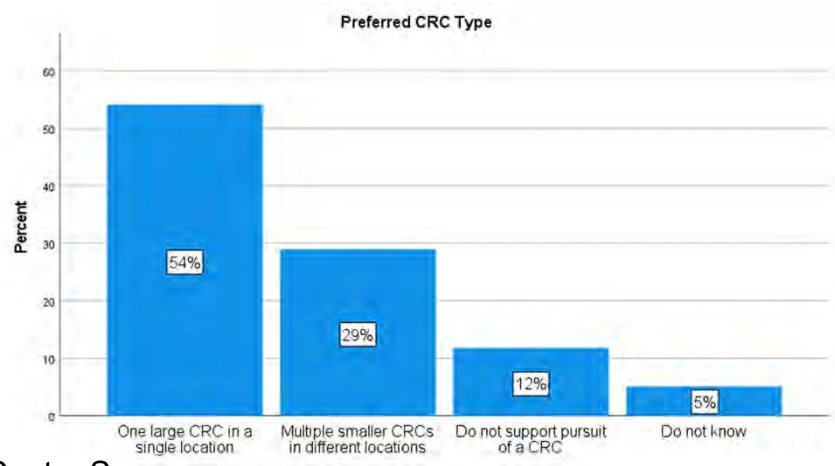
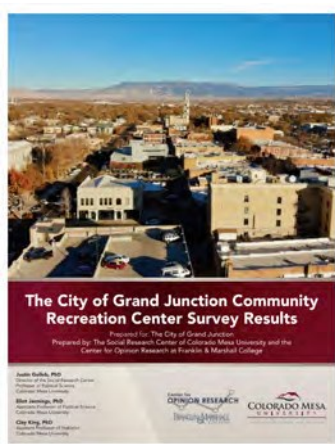
Activity Description	Area/Quantity	Units	Unit Cost	Total Cost
TASK 1 Demolition of asbestos containing materials, asbestos abatement, asbestos removal, asbestos containment, and asbestos waste handling		1 Event	\$ 15,000	\$ 15,000
Task 1 Subtotal \$ 15,000				
TASK 2 Asbestos Remediation Operations				
Building Materials				
1 1/2" x 12" Non-ACM Floor Tiles with ACM Matrix on Backing	4,870 Sq	3	\$ 30	\$ 145,100
1/2" x 12" Non-ACM Floor Tiles with ACM Matrix on Backing	2,150 Sq	5	\$ 14	\$ 30,100
1 1/2" x 12" Non-ACM Floor Tiles with ACM Matrix on Backing	400 Boxes	5	\$ 700	\$ 3,500
1 1/2" x 12" Non-ACM Floor Tiles with ACM Matrix on Backing	150 Sq	5	\$ 100	\$ 15,000
1 1/2" x 12" Non-ACM Floor Tiles with ACM Matrix on Backing	220 Sq	5	\$ 80	\$ 3,900
Other Hazardous Materials Removal (Soils, Insects, asbestos, etc.)	1 Event	\$ 10,000	\$ 10,000	
Emergency Demolition 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				



9

Key Considerations

Public feedback driving planning



2022 CMU Community Center Survey



10

Key Considerations

Level of Service

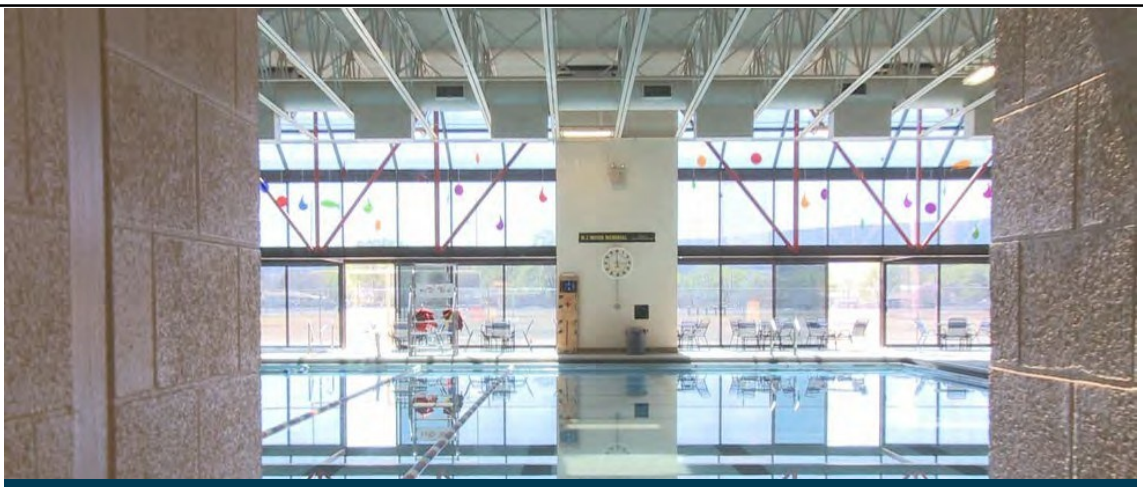
Orchard Mesa Pool: 146 users per day on average in 2022 and 101 in 2021



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



11




Orchard Mesa Facility

➤ *Options for Moving Forward*

12



Option 1: Status Quo



No work in existing gym/locker rooms


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



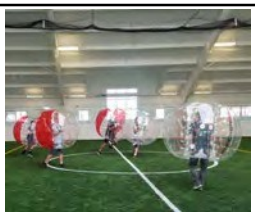
Convert Gym to Turf

Demo Existing / Convert to Fitness

Renovate Admin & Lockers

Fill in Pool / Convert to Turf

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



NUMEROUS ACTIVITIES



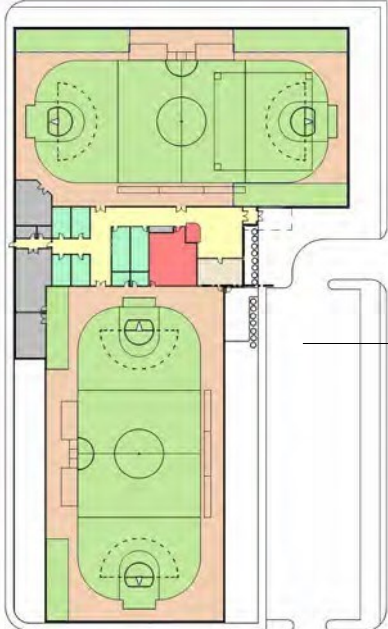
YOUTH & ADULT TEAM SPORTS



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

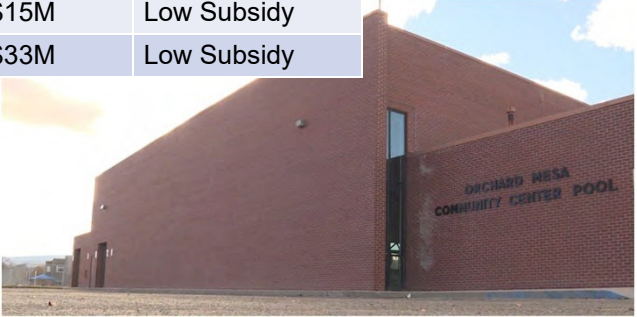


YOUTH/ADULT LEAGUES & TOURNEYS


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

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

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

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

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

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

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



MEETING NOTES #3

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 #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.

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

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

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

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
To: Ken Sherbenou / City of Grand Junction
Cc: Emily Krause / City of Grand Junction
From: Brian Beckler
Project: Orchard Mesa Recreational Facility
Reference: Public Forum #2, Summary of Options Feedback

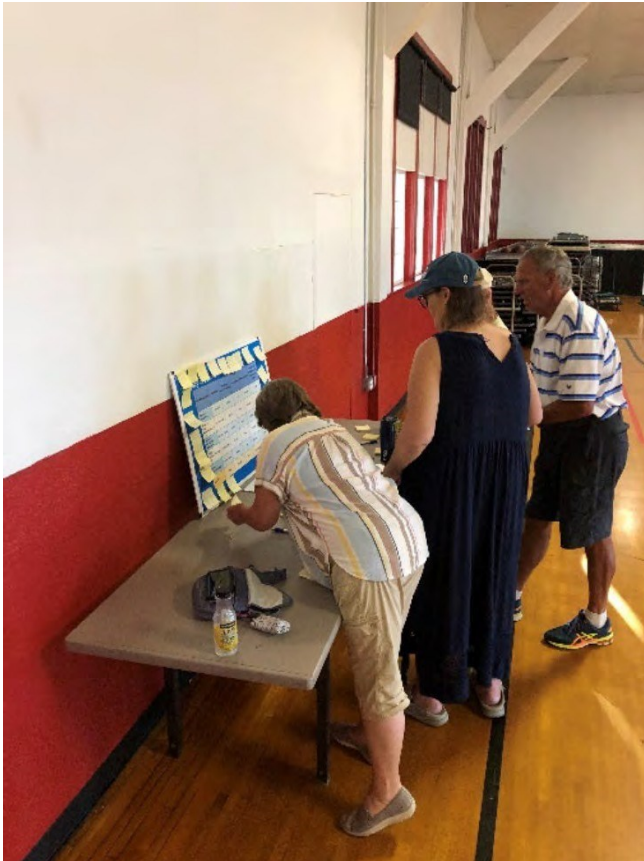
Total Pages: 1
Email: X
X
Project #: 22049

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. After the meeting, the community provided detailed comments and suggestions on sticky notes:

Summary of Options

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

Photos of Community Feedback



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

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

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

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

The area adjacent to the Orchard Mesa Pool is exploding. Within two miles of the OM Pool, approximately 322 various housing complexes are to be built or have been. Two different camping opportunities will or have been built. One is an RV park of around 75 units and the other slated to have about 81 more. There is a zip-line getting ready to debut from the top of Eagle Rim Park to Las Colomas 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

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	

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

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

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

Photos from Public Forum #2





ORCHARD MESA RECREATIONAL FACILITY

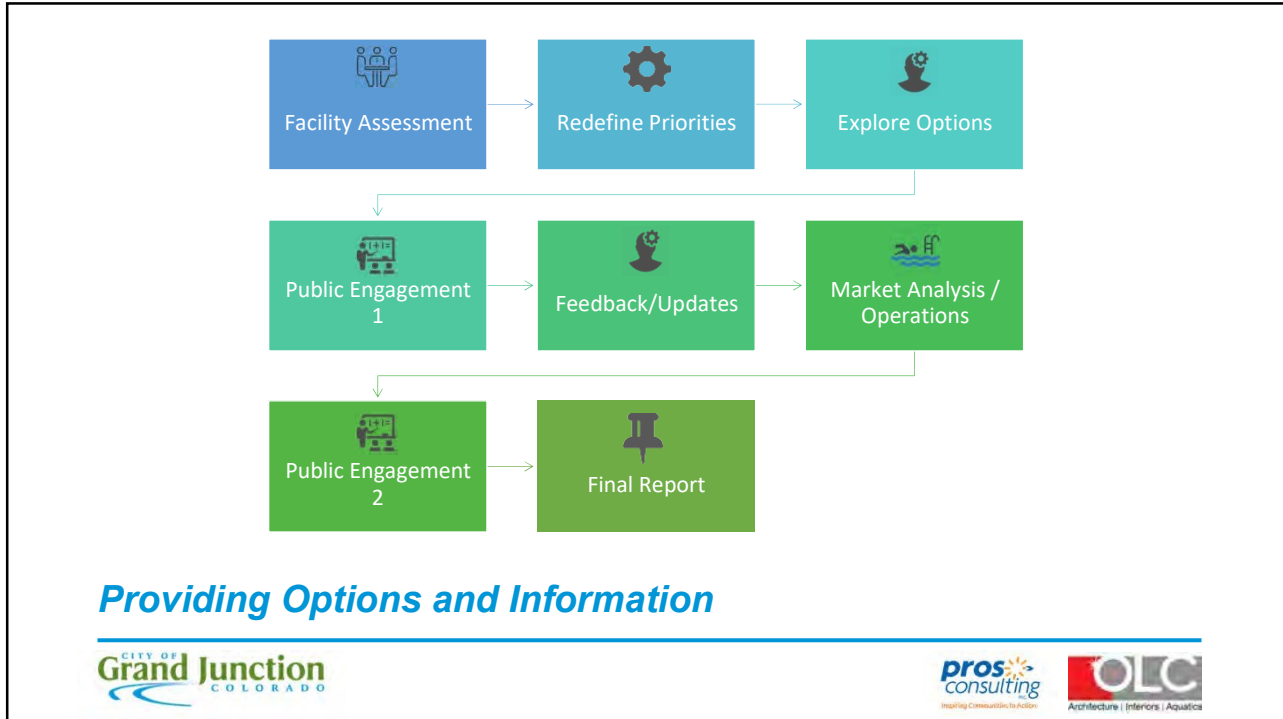
Community Engagement: Preliminary Plan

August 14 - 15, 2023





1



2



3



4

CRC Lower Level



5

CRC Pools



6

CRC BUDGET: \$35 MILLION ON AQUATICS

LAP POOL

WELLNESS POOL

LEISURE POOL

WHIRLPOOL SPA

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

CITY OF Grand Junction COLORADO

pros consulting
Engineering | Construction | Facilities

OLC
Architecture | Interiors | Aquatics

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



Activity Description		Area Quantity	Units	Unit Cost	Total Cost
TASK 1					
Demolition/Asbestos (Asbestos, Artifacts, Organic Material, Repairs, Containment, Decontamination, and Abatement Joint Assembly)					
					Task 1 Subtotal \$ 13,000
TASK 2					
Asbestos Remediation Operations					
Building Location	Material Description	Area Quantity	Units	Unit Cost	Total Cost
Cont/Asph	127917 Fibrous ACM Floor Tiles with ACM Matrix on Concrete	4,870.50	Sq Yd	\$ 29	\$ 141,100
Cont/Asph	0909 ACM Floor Tiles with ACM Matrix on Concrete	238.87	Sq Yd	\$ 34	\$ 8,129
Cont/Asph	Asbestos Pipe Fitting	400	Elbow	\$ 300	\$ 120,000
Cont/Asph	Asbestos Plenum	150.50	Sq Yd	\$ 100	\$ 15,050
Pool	127917 Non-ACM Floor Tiles with ACM Matrix on Concrete	225.50	Sq Yd	\$ 97	\$ 21,878
Other Hazardous Materials Removal (Soils, Solids, Swales, signs, etc.)					\$ 19,000
Unassigned Contingency Fee					\$ 25,000
Project Management/Cleanroom Air Monitoring					\$ 35,000
Demolition Permitting					\$ 2,500
					Task 2 Subtotal \$ 344,825
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:

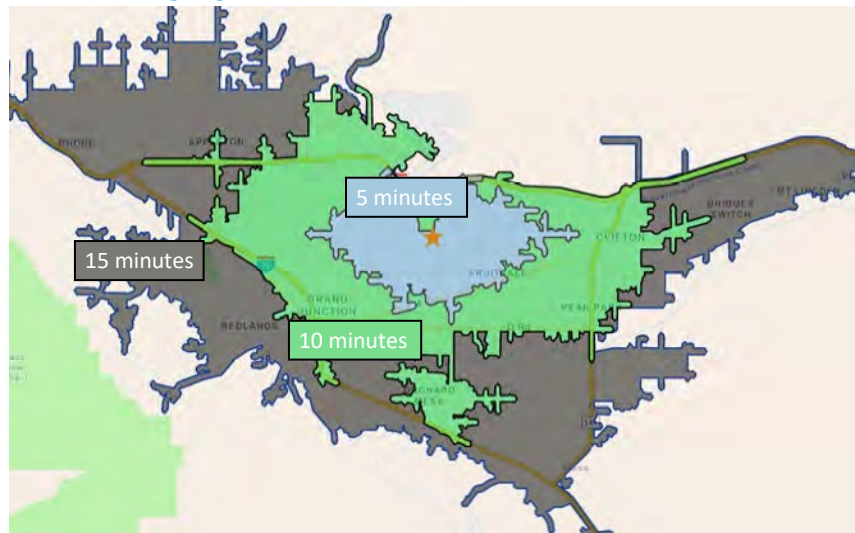
- 1,100 Projected



11

Key Considerations

Drive Times to New CRC:

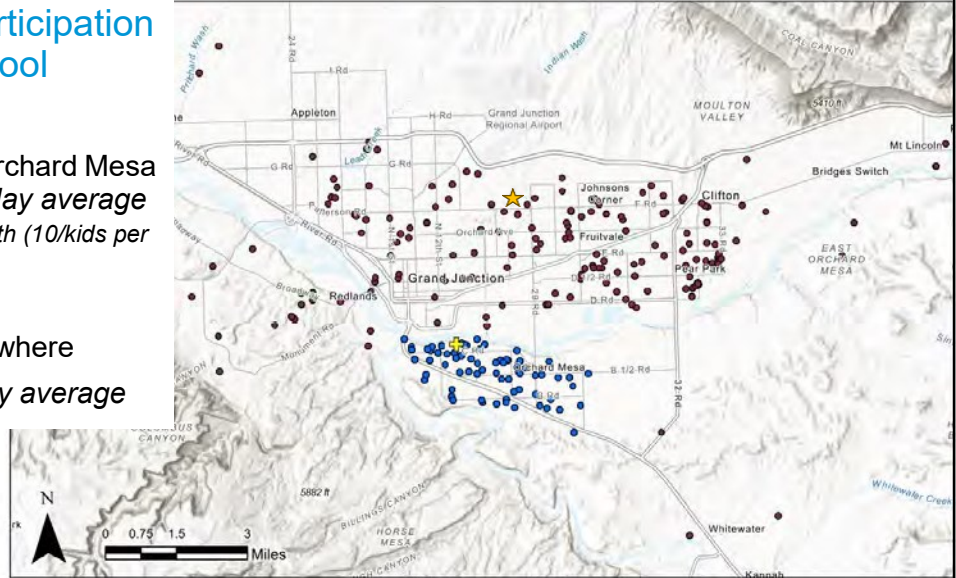


12

Key Considerations

Current Overall Participation at Orchard Mesa Pool

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



Orchard Mesa Pool Survey 2023
Grand Junction GIS

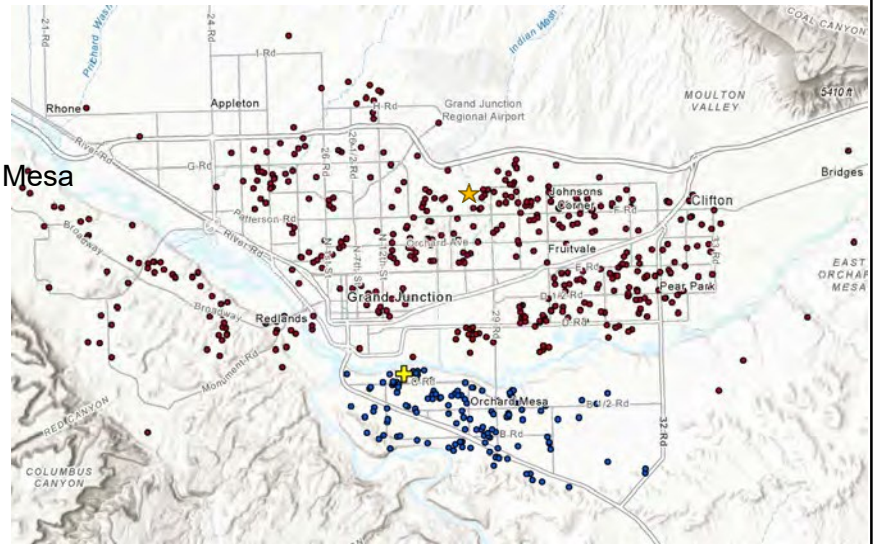
Map Legend:
 + Orchard Mesa Pool ★ Matchett Park
 ● Survey Responses

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Key Considerations

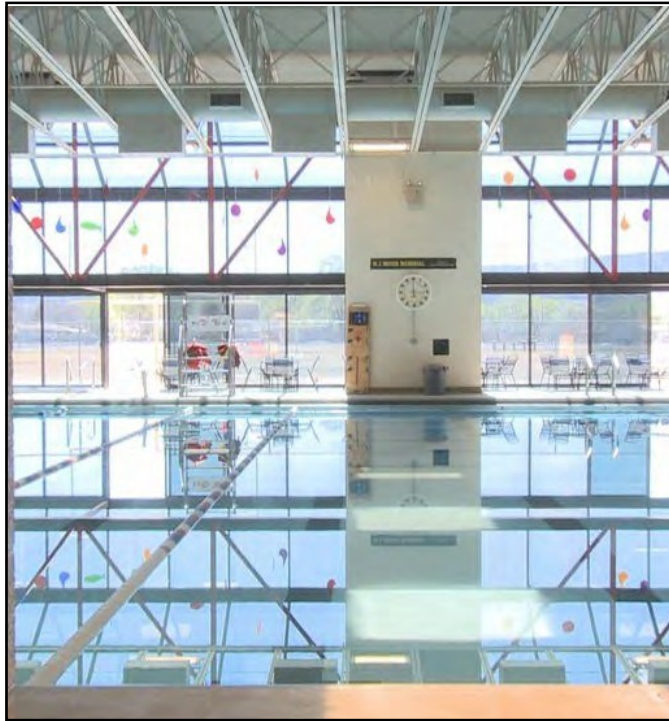
Current Swim Lesson Participation at Orchard Mesa Pool: 2022

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



pros consulting OLC
 Architecture | Interiors | Aquatics

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ORCHARD MESA RECREATIONAL FACILITY

Community Engagement – Phase I

15

June Stakeholder Focus Group Meetings

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



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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




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Option 1: Status Quo




No work in existing gym/locker rooms


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

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


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




EXISTING POOL FILTER



EXISTING POOL HEATER



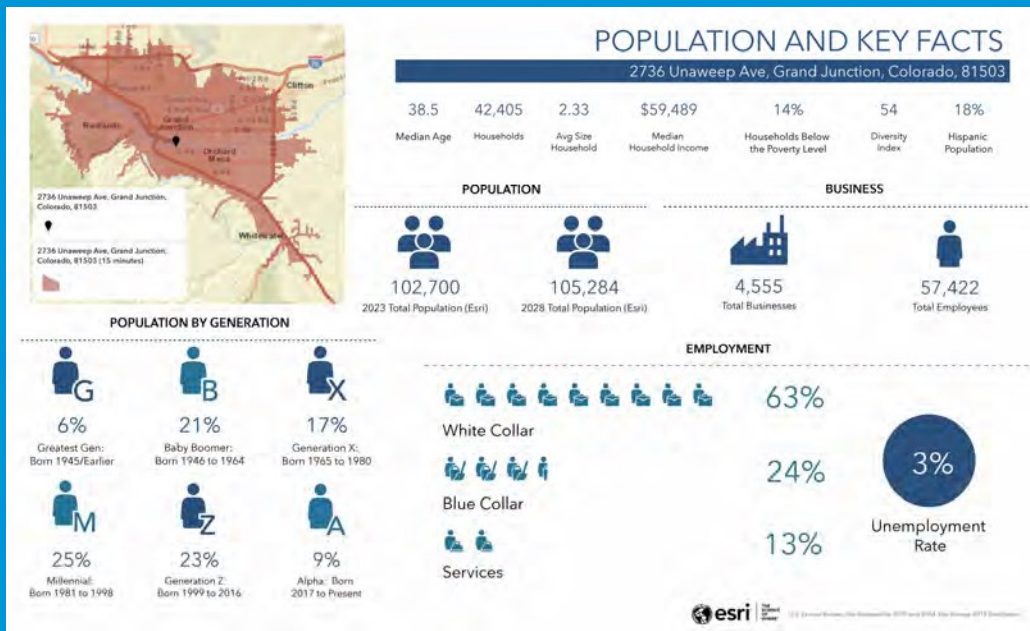
EXISTING SPA



EXISTING PLUMBING SYSTEM

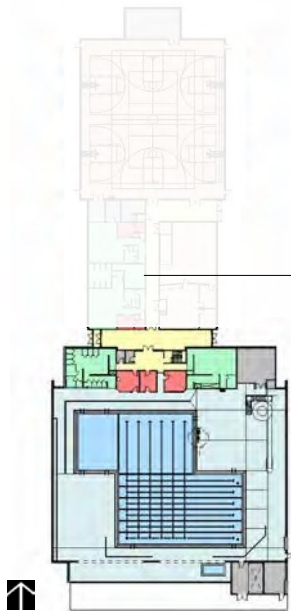
20

Option 1: Status Quo Service Area Facts



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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



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Option 2: Basic Pool Modernization

- NEW POOL FILTER
- LOG ROLLING
- NEW HVAC
- BASKETBALL
- NEW POOL HEATER
- AQUA ZIP'N
- NEW ELECTRICAL
- VOLLEYBALL

23

Option 2: Basic Pool Mod. Service Area Facts

2736 Unaweep Ave, Grand Junction, Colorado, 81503

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)

POPULATION

105,284
2028 Total Population (Esri)

BUSINESS

4,555
Total Businesses

BUSINESS

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%
	24%
	13%

3%
Unemployment Rate

24

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Option 2: Cost Estimates (Nov. 2026)

Demolition / Site Development: \$1,590,000
 Construction: \$3,350,000
 Soft Cost: \$ 990,000
 Total Project Estimate: \$5,930,000

Total Project Budget: \$5.7M - \$6.2M
 Est. Annual Operating Subsidy: \$ 455,000



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Option 3: Full Facility Renovation



- Renovate Gym
- Convert to Fitness
- Convert to Group Exercise
- Renovate Admin & Lockers
- Renovate Pool

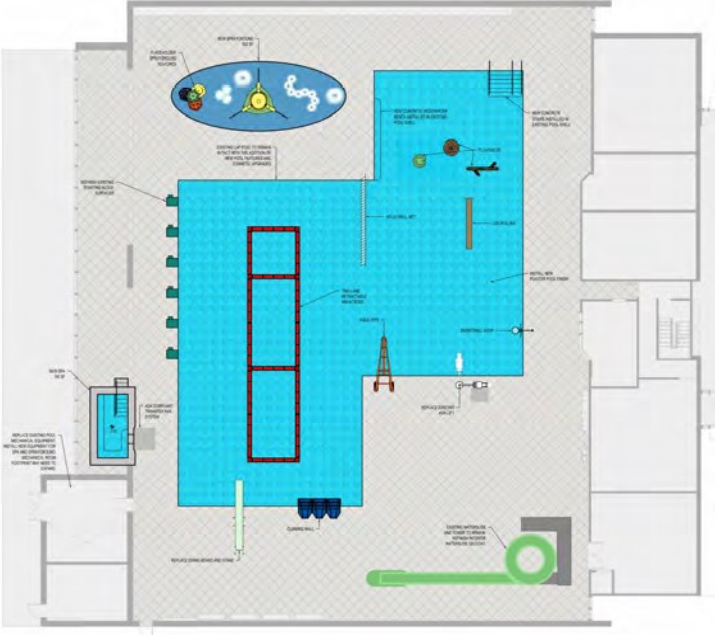
Capital Cost = \$12.6M - \$13.5M


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



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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)


POPULATION



105,284

2028 Total Population (Esri)


BUSINESS



4,555

Total Businesses

BUSINESS



57,422

Total Employees

POPULATION BY GENERATION


G 6% Greatest Gen: Born 1945/Earlier	B 21% Baby Boomer: Born 1946 to 1964	X 17% Generation X: Born 1965 to 1980
M 25% Millennial: Born 1981 to 1998	Z 23% Generation Z: Born 1999 to 2016	A 9% Alpha: Born 2017 to Present

EMPLOYMENT

White Collar	63%
Blue Collar	24%
Services	13%

3%

Unemployment Rate



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Option 3: Cost Estimates (Nov. 2026)



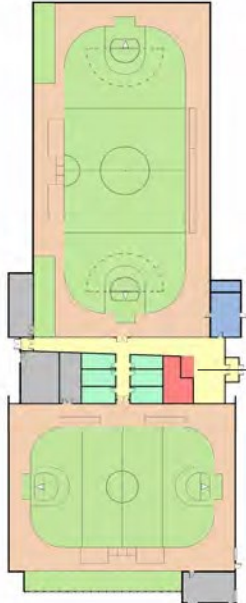

Demolition / Site Development: \$ 1,400,000
 Construction: \$ 9,400,000
 Soft Cost: \$ 2,160,000
Total Project Estimate: \$12,960,000

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

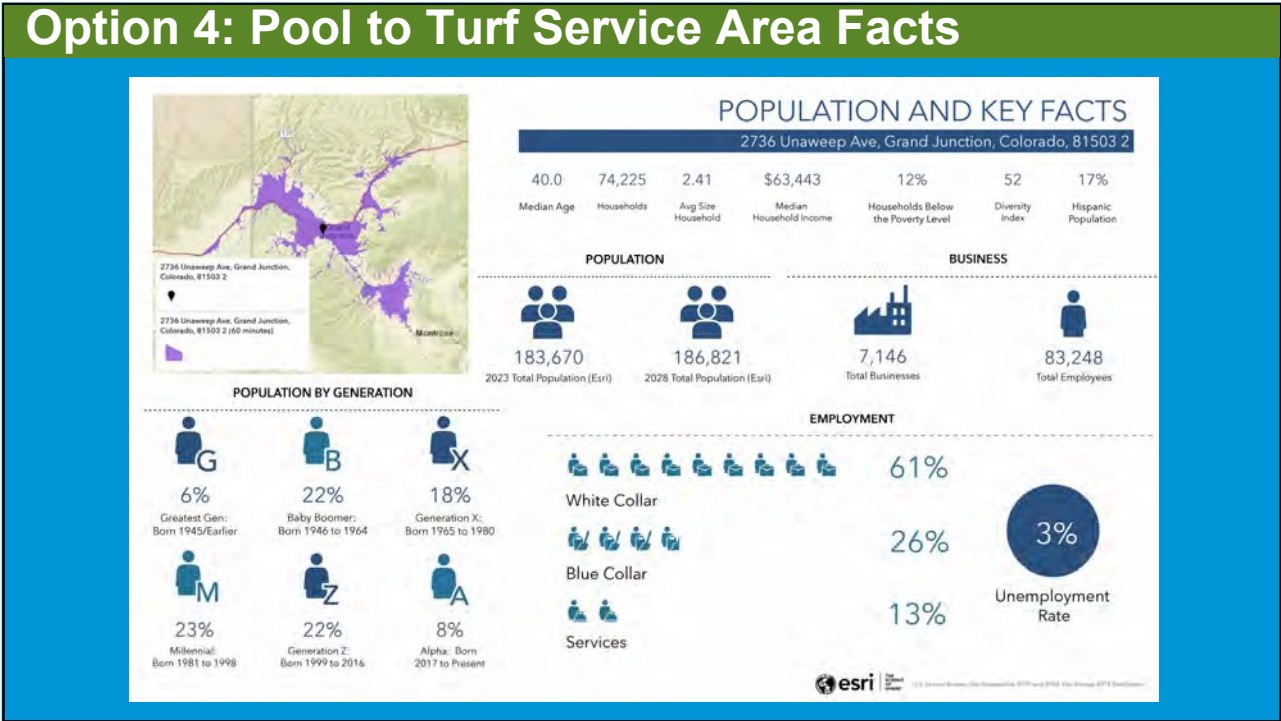


NUMEROUS ACTIVITIES



TRAINING, CAMPS, EVENTS

30

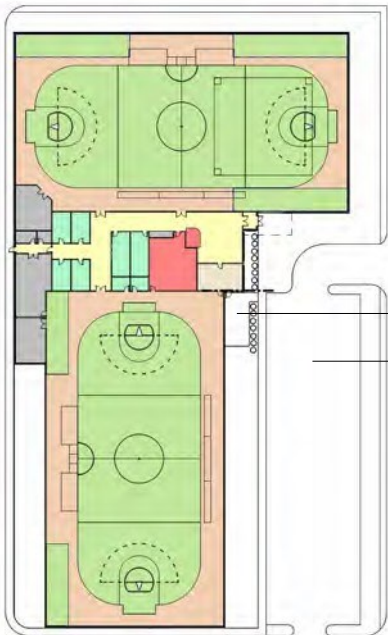


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Option 5: New Fieldhouse



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 & TOURNEYS

33

Option 5: New Fieldhouse Service Area Facts




POPULATION AND KEY FACTS

2736 Unaweep Ave, Grand Junction, Colorado, 81503 2


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

POPULATION




276,859
2023 Total Population (Esri)

POPULATION




281,285
2028 Total Population (Esri)

BUSINESS









11,629
Total Businesses

BUSINESS







124,723
Total Employees

POPULATION BY GENERATION

 <p>6% Greatest Gen: Born 1945/Earlier</p>	 <p>23% Baby Boomer: Born 1946 to 1964</p>	 <p>18% Generation X: Born 1965 to 1980</p>
 <p>23% Millennial: Born 1981 to 1998</p>	 <p>22% Generation Z: Born 1999 to 2016</p>	 <p>8% Alpha: Born 2017 to Present</p>

EMPLOYMENT

 <p>White Collar</p>	61%	<div style="border: 2px solid #0070C0; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 3% </div> <p>Unemployment Rate</p>
 <p>Blue Collar</p>	26%	
 <p>Services</p>	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

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Summary of Options

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

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THANK YOU

Questions and Answers



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) Durafirm diving stands and boards were observed to be in fair condition

2. Existing waterslide

- a. The waterslide and tower are in fair condition
- b. No existing drawings of the slide and associated systems have been provided
- c. Spider cracking was observed on the waterslide gel coat in various areas
- d. The slide is on its own recirculation system separate from the pool
- e. Slide mechanical equipment is stored in a closet nearby
- f. Slide piping is surface mounted on the pool deck – several pipes are bowed
- g. The slide water heater is not operational

3. Existing spa

- a. The existing fiberglass spa is non-operational



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



- i. Filters
 - i. Lap pool utilizes a horizontal fiberglass high-rate sand filter located in a separate room – filter appears to be in fair condition
 - 1. Lap pool filter backwashes to a concrete funnel which flows to sewer
 - ii. The spa utilizes a cartridge filter
 - j. Piping
 - i. Pool piping is a mix of SCH 40 and SCH 80 PVC
 - ii. Pool suction main drain line is 8”
 - iii. Pool gutter dropout line is 8”
 - iv. Current pool strainer size is 8”x6”
 - v. Suction side of pool pump is 6”
 - vi. Pressure side of pump is 6”
 - k. Many of the valves and hardware are badly corroded
 - l. A Signet paddlewheel flowmeter is installed on the pool recirculation piping
5. Pool renovation scope
- a. Remove both diving stands and boards
 - b. Install one (1) new diving stand and board
 - c. Install new play feature in place of previous diving stand – play feature selection TBD
 - d. CH to provide options for lifeguard chair replacements
 - e. CH to provide options for pool features that can be added to the existing pool/deck with minimal demolition
 - f. Thoroughly clean and reuse stainless steel gutters – remove any and all surface corrosion
 - g. Thoroughly clean and reuse water surface agitator fittings – remove any and all surface corrosion
 - h. Thoroughly clean and reuse grab rails – remove any and all surface corrosion
 - i. Apply a new coat of plaster – bevel existing plaster around the existing tile installations
 - j. Reseal interior pool tile grout – existing tile installations to remain
 - k. Replace main drain covers (24”x24”)
 - l. Replace portable ADA stairs with similar make and model
 - m. Replace ADA lift with similar make and model
 - n. CH to provide options for 25M starting blocks:
 - i. Replace with new model
 - ii. Resurface tops of existing blocks
 - o. Cover and abandon 25Y starting block anchors and timing system deck plates
 - p. Replace vertical depth markers



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



MEMORANDUM

TO: Bob McDonald and Jodi Ross / OLC Designs

FROM: Tony Haschke, PE / SGM

DATE: September 15, 2022

RE: OM / GJ Pool Site Visit Note

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

Mechanical / Electrical / Plumbing

Pool

Bath/Lockers

1. Plumbing fixtures are Kohler flush valves with Sloan sensors.
2. Sinks have newer motion activated faucets.
3. Urinal in men's bathroom out of service.
4. Shower drains centrally located, concrete seal peeling, slab is only sloped for about 2' radially.
5. Floor drains appear in fair condition otherwise.
6. Plumbing vents on gym side are full of rocks and undersized at roof terminations.
 - a. Likely causes vented traps to back up and vented branches to drain slowly.

Depending on the extent of the damage it may require:

 - i. Vacuuming out vents and water thoroughly for light damage.
 - ii. Cutting building sewer, sealing all fixtures, rodding all cleanouts, and pumping water up and down through vents to blow out debris.
 - iii. Relocating building sewer, sealing, and abandoning in place all waste piping. Cut slab to install new piping.
7. Light damage from humidity over time. Appears more exhaust/dehumidification is needed.
8. Lighting is old T-12 fluorescent.

Pool area

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

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

Gym

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

Exterior Electrical

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

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

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

Civil

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

Structural

1. Numerous cracks in the CMU walls around pool
 - a. Over lifeguard window
 - b. Over Men's Lockerroom 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.

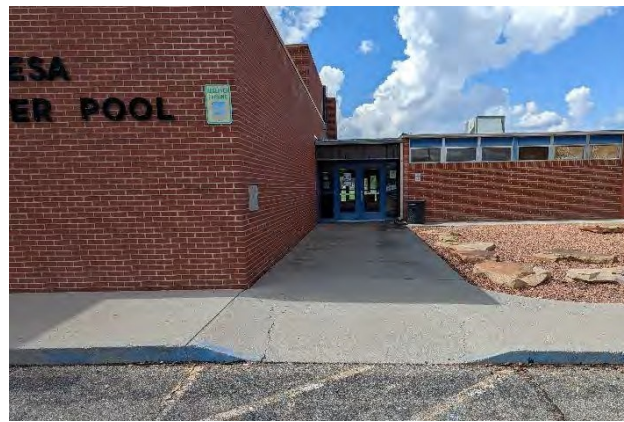
The lot has two single-lane access points onto 27 3/8 Road. Both are operationally 13 feet in width. This configuration suggests that the parking on the lot was conceived to be one-way; however, the aisle width is 26 feet which is needed for two-way traffic. There are no evident pavement markings to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

February 20, 2024

City of Grand Junction

Attn: Grand Junction City Council

Subject: Recap and Proposal for Orchard Mesa Pool Future - Joint Meeting on January 22

Dear Members of the Grand Junction City Council,

We hope this letter finds you well. We are writing as a follow-up to the joint meeting held on January 22 to discuss the future of the Orchard Mesa Pool and to present a proposal reflecting the collaborative efforts of the City of Grand Junction, Mesa County, and School District 51.

As you are aware, the Orchard Mesa Pool partnership between the City, Mesa County, and D51 has been in place since 1982, marking a longstanding commitment to the well-being and recreational needs of our community. For over 40 years, the partnership has existed, with School District 51 donating the land for the building and contributing to utilities, liability insurance, internet, and grounds (around \$80,000 annually). The City of Grand Junction and Mesa County paid for the construction of the building and have been responsible for upkeep, and the City of Grand Junction is responsible for staffing and operating the pool.

The most recent joint meeting revealed the shared dedication to finding a solution for all parties involved in the future of the Orchard Mesa Pool. Mesa County has made it clear that they want an offramp out of the partnership, and they are willing to contribute \$800,000 to the future of the Orchard Mesa Pool, whatever that may be. School District 51 has made it clear that we have never been in the community pool business, do not plan to take over operations of the pool in the future, and have been willing to give the land and the pool building to the City of Grand Junction if they choose to continue operating it moving forward. The City of Grand Junction recently took steps to engage with Ohlson Lavoie Corporation and PROS Consulting to develop future options for the Orchard Mesa Pool building, and the City of Grand Junction was presented with five options and the associated costs. It is now time for the City of Grand Junction to decide which option they would like to move forward with.

After careful consideration and thorough discussions, D51 will move forward with one of two options, depending on what the City of Grand Junction decides the future operations of the Orchard Mesa Pool shall be.

- Option 1:
 - Mesa County has committed to contribute \$800,000 to the City of Grand Junction, providing flexibility for the City to allocate these funds as deemed necessary.
 - Mesa County Valley School District 51 will contribute the 2.2-acre parcel that currently accommodates the Orchard Mesa Pool and Gym. The assessed value of this parcel is \$240,000.

- Option 2:

- If the City of Grand Junction decides to not take ownership and continue with the operation of the Orchard Mesa Pool, then Mesa County's Contribution of \$800,000 will be directed to D51 to help prepare the land for future use.
- D51, as the owner of the Orchard Mesa Pool and Gym, will utilize these funds to work toward preparing the land for future use, which would likely include the demolition of the Orchard Mesa Pool building.
- D51 would work with the City of Grand Junction to share in the demolition costs of the Orchard Mesa Pool building.

We believe that both options present viable paths forward, taking into account the financial considerations of continued operations of the pool. These proposals aim to bring an amicable closure to this long-standing partnership in operating the Orchard Mesa Pool, considering all parties have been working without an officially signed agreement for an extended period of time.

D51 has received updated costs for demolition, abatement, and land valuation. Recent analyses reveal a significant uptick in demolition and abatement costs over the past two years. The cost of demolition in 2022 was estimated to be around \$900,000. That cost, in only two years, has risen to almost \$1.3 million. Taking these cost increases into consideration and the likelihood that costs will continue to increase, D51 believes that quick action is the most fiscally responsible step for our community and all parties involved.

We appreciate the ongoing collaboration between the City of Grand Junction, Mesa County, and D51 and remain optimistic about the positive outcomes of our joint efforts. We look forward to your thoughtful consideration of these proposals and would like a response from the City of Grand Junction outlining which option you support no later than March 1, 2024.

Thank you for your time and commitment to the well-being of our community.

Mesa County Valley School District 51 Board of Education