

GRAND JUNCTION STADIUM RENOVATION AND MASTER PLAN

PART 1:

Recommended Master Plan by Priorities.

Page 2 - Renovation Project (2-4 years)

Page 3 - Medium Priority Improvements (10-12 years)

Page 4 - Lower Priority Improvements (12+ years)

PART 2:

Rough Order of Magnitude Costs by Priorities.

Page 5 - Renovation Project Costs (2-4 years)

Page 6 - Medium Priority Improvement Costs (10-12 years)

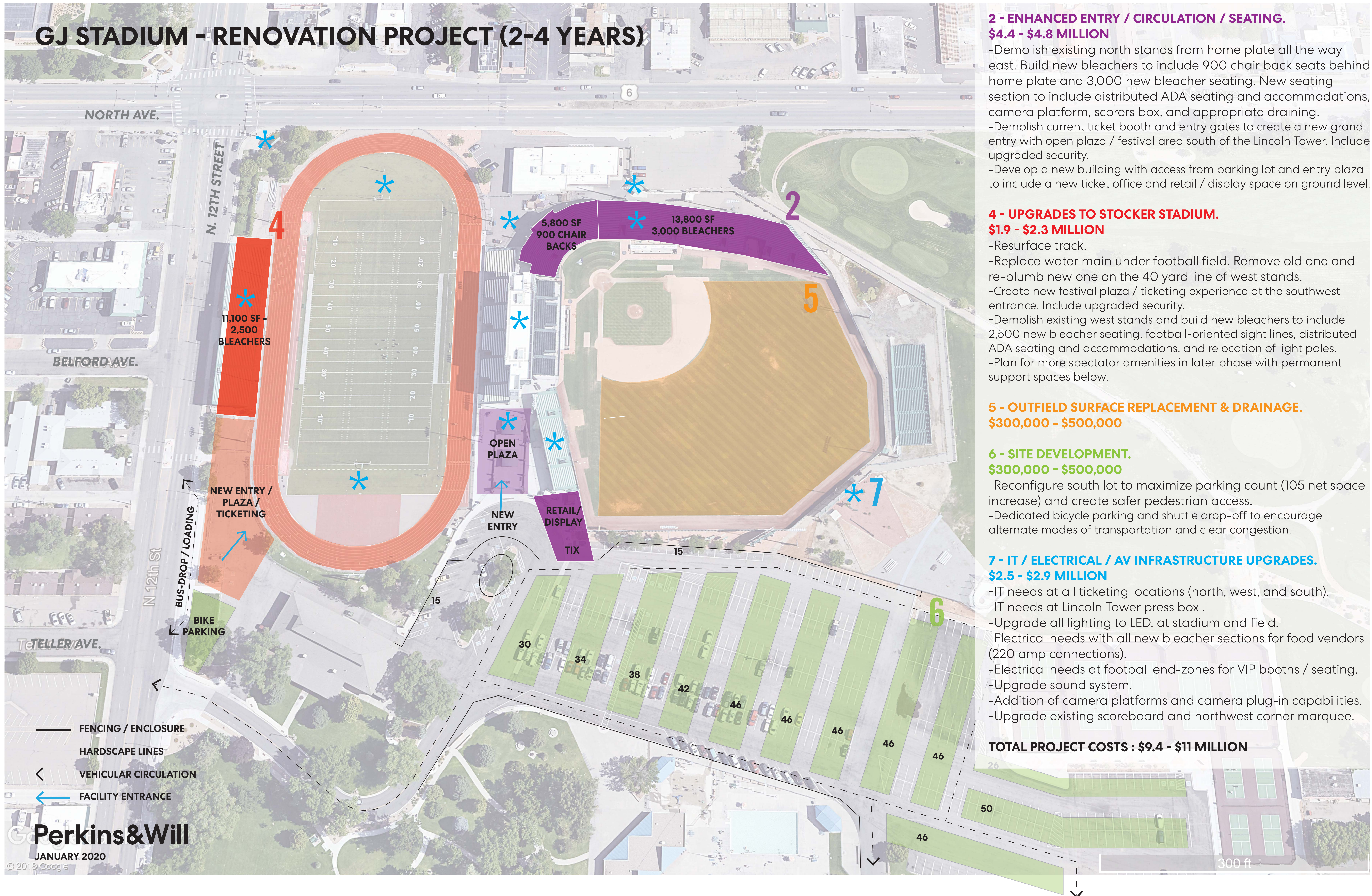
Page 7 - Lower Priority Improvement Costs (12+ years) & Grand Total

PART 3:

Summary.

Page 8 - Overall Master plan

GJ STADIUM - RENOVATION PROJECT (2-4 YEARS)



2 - ENHANCED ENTRY / CIRCULATION / SEATING. \$4.4 - \$4.8 MILLION

- Demolish existing north stands from home plate all the way east. Build new bleachers to include 900 chair back seats behind home plate and 3,000 new bleacher seating. New seating section to include distributed ADA seating and accommodations, camera platform, scorers box, and appropriate draining.
- Demolish current ticket booth and entry gates to create a new grand entry with open plaza / festival area south of the Lincoln Tower. Include upgraded security.
- Develop a new building with access from parking lot and entry plaza to include a new ticket office and retail / display space on ground level.

4 - UPGRADES TO STOCKER STADIUM. \$1.9 - \$2.3 MILLION

- Resurface track.
- Replace water main under football field. Remove old one and re-plumb new one on the 40 yard line of west stands.
- Create new festival plaza / ticketing experience at the southwest entrance. Include upgraded security.
- Demolish existing west stands and build new bleachers to include 2,500 new bleacher seating, football-oriented sight lines, distributed ADA seating and accommodations, and relocation of light poles.
- Plan for more spectator amenities in later phase with permanent support spaces below.

5 - OUTFIELD SURFACE REPLACEMENT & DRAINAGE. \$300,000 - \$500,000

6 - SITE DEVELOPMENT. \$300,000 - \$500,000

- Reconfigure south lot to maximize parking count (105 net space increase) and create safer pedestrian access.
- Dedicated bicycle parking and shuttle drop-off to encourage alternate modes of transportation and clear congestion.

7 - IT / ELECTRICAL / AV INFRASTRUCTURE UPGRADES. \$2.5 - \$2.9 MILLION

- IT needs at all ticketing locations (north, west, and south).
- IT needs at Lincoln Tower press box .
- Upgrade all lighting to LED, at stadium and field.
- Electrical needs with all new bleacher sections for food vendors (220 amp connections).
- Electrical needs at football end-zones for VIP booths / seating.
- Upgrade sound system.
- Addition of camera platforms and camera plug-in capabilities.
- Upgrade existing scoreboard and northwest corner marquee.

TOTAL PROJECT COSTS : \$9.4 - \$11 MILLION

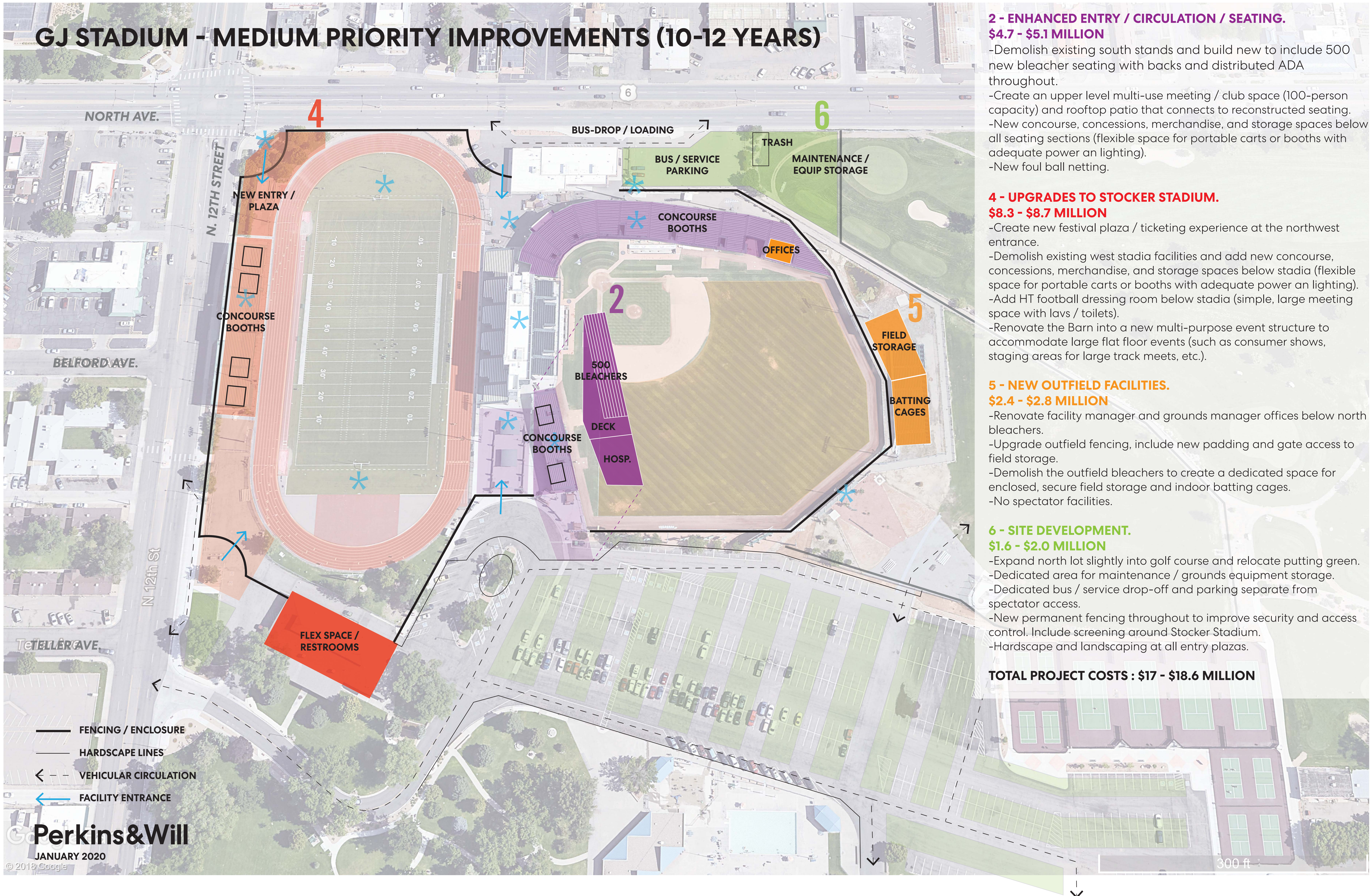
- FENCING / ENCLOSURE
- HARDSCAPE LINES
- ← - - VEHICULAR CIRCULATION
- ← FACILITY ENTRANCE

Perkins&Will

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GJ STADIUM - MEDIUM PRIORITY IMPROVEMENTS (10-12 YEARS)



2 - ENHANCED ENTRY / CIRCULATION / SEATING. \$4.7 - \$5.1 MILLION

- Demolish existing south stands and build new to include 500 new bleacher seating with backs and distributed ADA throughout.
- Create an upper level multi-use meeting / club space (100-person capacity) and rooftop patio that connects to reconstructed seating.
- New concourse, concessions, merchandise, and storage spaces below all seating sections (flexible space for portable carts or booths with adequate power an lighting).
- New foul ball netting.

4 - UPGRADES TO STOCKER STADIUM. \$8.3 - \$8.7 MILLION

- Create new festival plaza / ticketing experience at the northwest entrance.
- Demolish existing west stadia facilities and add new concourse, concessions, merchandise, and storage spaces below stadia (flexible space for portable carts or booths with adequate power an lighting).
- Add HT football dressing room below stadia (simple, large meeting space with lavs / toilets).
- Renovate the Barn into a new multi-purpose event structure to accommodate large flat floor events (such as consumer shows, staging areas for large track meets, etc.).

5 - NEW OUTFIELD FACILITIES. \$2.4 - \$2.8 MILLION

- Renovate facility manager and grounds manager offices below north bleachers.
- Upgrade outfield fencing, include new padding and gate access to field storage.
- Demolish the outfield bleachers to create a dedicated space for enclosed, secure field storage and indoor batting cages.
- No spectator facilities.

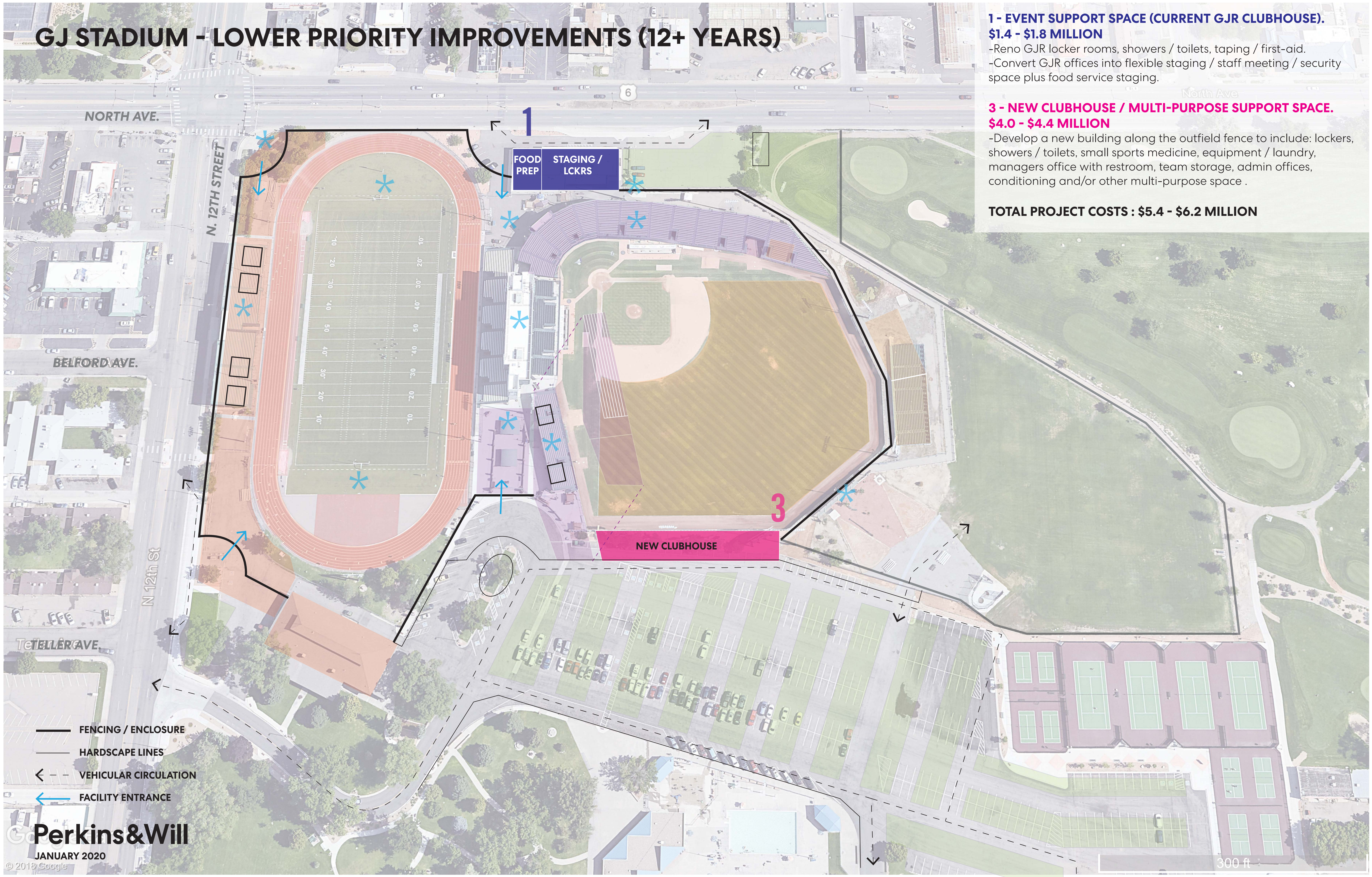
6 - SITE DEVELOPMENT. \$1.6 - \$2.0 MILLION

- Expand north lot slightly into golf course and relocate putting green.
- Dedicated area for maintenance / grounds equipment storage.
- Dedicated bus / service drop-off and parking separate from spectator access.
- New permanent fencing throughout to improve security and access control. Include screening around Stocker Stadium.
- Hardscape and landscaping at all entry plazas.

TOTAL PROJECT COSTS : \$17 - \$18.6 MILLION

- FENCING / ENCLOSURE
- HARDSCAPE LINES
- ← VEHICULAR CIRCULATION
- ← FACILITY ENTRANCE

GJ STADIUM - LOWER PRIORITY IMPROVEMENTS (12+ YEARS)



1 - EVENT SUPPORT SPACE (CURRENT GJR CLUBHOUSE).
\$1.4 - \$1.8 MILLION
-Reno GJR locker rooms, showers / toilets, taping / first-aid.
-Convert GJR offices into flexible staging / staff meeting / security space plus food service staging.

3 - NEW CLUBHOUSE / MULTI-PURPOSE SUPPORT SPACE.
\$4.0 - \$4.4 MILLION
-Develop a new building along the outfield fence to include: lockers, showers / toilets, small sports medicine, equipment / laundry, managers office with restroom, team storage, admin offices, conditioning and/or other multi-purpose space .

TOTAL PROJECT COSTS : \$5.4 - \$6.2 MILLION

- FENCING / ENCLOSURE
- HARDSCAPE LINES
- VEHICULAR CIRCULATION
- FACILITY ENTRANCE

RENOVATION PROJECT (2-4 YEARS)						BY PROJECT AREA		
	Comments	NSF	GSF	\$/SF	Const. \$	Stocker	Suplizio	Shared
2	Enhanced Entry / Circulation / Seating							
	Demo Existing North Bleachers	19,600	19,600	\$3.00	\$58,800		\$76,440	
	Reconstruct North Bleachers - Behind Home Plate	900	900	\$345.00	\$310,500		\$403,650	
	Reconstruct North Bleachers - Home Plate to East	3,000	3,000	\$240.00	\$720,000		\$936,000	
	Camera Platform & Prefab Scorers Box	300	420	\$300.00	\$126,000		\$163,800	
	Reno Main Entry - Create Open Plaza	7,000	7,000	\$65.00	\$455,000			\$591,500
	New Ticketing and Retail / Display Building	3,800	4,750	\$400.00	\$1,900,000			\$2,470,000
	Total	34,600	35,670	-	\$3,570,300			
	Total Project Costs	1.3			\$4,641,390	\$0	\$1,579,890	\$3,061,500
4	Upgrades to Stocker Stadium							
	Resurface Track	40,000	40,000	\$8.00	\$320,000	\$416,000		
	Replace Water Main Under Football Field	-	-	-	\$25,000	\$32,500		
	New Entry Plaza / Ticketing - West Stadia	25,000	25,000	\$25.00	\$312,500	\$406,250		
	Demo Existing West Bleachers	11,100	11,100	\$5.50	\$61,050	\$79,365		
	Relocate Light Poles	2	2	\$22,000.00	\$44,000	\$57,200		
	Reconstruct West Bleachers	2,500	2,500	\$330.00	\$825,000	\$1,072,500		
	Total	78,602	78,602	-	\$1,587,550			
	Total Project Costs	1.3			\$2,063,815	\$2,063,815	\$0	\$0
5	Outfield Surface Replacement							
	Outfield Surface Replacement	78,000	78,000	\$4.00	\$312,000		\$405,600	
	Total	78,000	78,000	-	\$312,000			
	Total Project Costs	1.3			\$405,600	\$0	\$405,600	\$0
6	Site Development							
	Reconfigure Parking - South Lot	135,000	135,000	\$2.00	\$270,000			\$351,000
	Total	135,000	135,000	-	\$270,000			
	Total Project Costs	1.3			\$351,000	\$0	\$0	\$351,000
7	IT / Electrical / AV Infrastructure Upgrades							
	Upgrade IT - All Ticketing Locations	-	-	-	\$40,000			\$52,000
	Upgrade IT - Lincoln Tower Press Box	-	-	-	\$90,000			\$117,000
	Upgrade Lighting - All LED	-	-	-	\$900,000			\$1,170,000
	Upgrade Electrical - Under North Bleachers	-	-	-	\$500,000		\$650,000	
	Add Electrical - Football Endzones for VIP	-	-	-	\$100,000	\$130,000		
	Upgrade AV - Sound System	-	-	-	\$200,000			\$260,000
	Upgrade AV - Add Camera Platforms & Plug-ins	-	-	-	\$50,000			\$65,000
	Upgrade AV - Existing Scoreboard & Marquee	-	-	-	\$160,000			\$208,000
	Total	0	0	-	\$2,040,000			
	Total Project Costs	1.3			\$2,652,000	\$130,000	\$650,000	\$1,872,000
RENOVATION PROJECT TOTAL (2-4 YEARS)		326,202	327,272	=	\$7,779,850			
Total Project Cost		1.3			\$10,113,805	\$2,193,815	\$2,635,490	\$5,284,500

MEDIUM PRIORITY IMPROVEMENTS (10-12 YEARS)						BY PROJECT AREA		
	Comments	NSF	GSF	\$/SF	Const. \$	Stocker	Suplizio	Shared
2	Enhanced Entry / Circulation / Seating							
	Demo South Bleachers	5,800	5,800	\$4.50	\$26,100		\$33,930	
	Reconstruct South Bleachers	500	500	\$265.00	\$132,500		\$172,250	
	New Upper Roof Deck	2,500	3,125	\$150.00	\$468,750		\$609,375	
	New Hospitality / Multi-purpose Room	2,600	3,250	\$480.00	\$1,560,000		\$2,028,000	
	New Concourse Concessions - 15 POS	1,500	1,875	\$480.00	\$900,000		\$1,170,000	
	Food and Beverage Equipment	-	-	-	\$300,000		\$390,000	
	New Merchandise Booths - 4 POS	400	500	\$380.00	\$190,000		\$247,000	
	New Merchandise Storage	150	188	\$125.00	\$23,438		\$30,469	
	New Foul Ball Netting	-	-	-	\$200,000		\$260,000	
	Total	13,450	15,238	-	\$3,800,788			
	Total Project Costs	1.3			\$4,941,024	\$0	\$4,941,024	\$0
4	Upgrades to Stocker Stadium							
	New Entry Plaza / Ticketing - West Stadia	25,000	25,000	\$25.00	\$312,500	\$406,250		
	Demo Existing West Stadia Facilities	2,000	2,000	\$75.00	\$150,000	\$195,000		
	New West Stadia Facilities	1,000	1,250	\$400.00	\$500,000	\$650,000		
	New West Stadia Concourse	4,000	5,000	\$20.00	\$100,000	\$130,000		
	Restrooms--Men (west stadia)	1,200	1,500	\$500.00	\$750,000	\$975,000		
	Restrooms--Women (west stadia)	2,200	2,750	\$500.00	\$1,375,000	\$1,787,500		
	Restrooms--Special Needs	125	156	\$275.00	\$42,969	\$55,859		
	Reno Existing Barn	11,750	11,750	\$250.00	\$2,937,500	\$3,818,750		
	Add Restrooms (Barn)	600	750	\$500.00	\$375,000	\$487,500		
	Total	47,875	50,156	-	\$6,542,969			
	Total Project Costs	1.3			\$8,505,859	\$8,505,859	\$0	\$0
5	New Outfield Facilities							
	Reno Facility Manager Office	125	156	\$350.00	\$54,688			\$71,094
	Reno Grounds Manager Office	125	156	\$350.00	\$54,688			\$71,094
	Reno Outfield Fence w/ Padding	700	700	\$250.00	\$175,000		\$227,500	
	Demo Outfield Bleachers	5,900	5,900	\$4.50	\$26,550		\$34,515	
	New Secure Field Storage	3,200	4,000	\$275.00	\$1,100,000		\$1,430,000	
	New Covered Batting Cages	3,200	4,000	\$150.00	\$600,000		\$780,000	
	Total	13,250	14,913	-	\$2,010,925			
	Total Project Costs	1.3			\$2,614,203	\$0	\$2,472,015	\$142,188
6	Site Development							
	New Parking - North Lot (over golf course)	11,600	11,600	\$15.00	\$174,000			\$226,200
	Relocate Putting Green	9,000	9,000	\$22.00	\$198,000			\$257,400
	Dedicated Grounds Equipment / Storage	2,000	2,000	\$150.00	\$300,000			\$390,000
	Bus / Service Parking / Service Drive	9,400	9,400	\$2.00	\$18,800			\$24,440
	New Permanent Fencing Throughout	1,800	1,800	\$150.00	\$270,000			\$351,000
	Sidewalks / Hardscape	40,000	40,000	\$8.00	\$320,000			\$416,000
	Landscaping	20,000	20,000	\$6.00	\$120,000			\$156,000
	Total	93,800	93,800	-	\$1,400,800			
	Total Project Costs	1.3			\$1,821,040	\$0	\$0	\$1,821,040
MEDIUM PRIORITY IMPROVEMENTS TOTAL (10-12 YEARS)		168.375	174.106	=	\$13,755,481			
Total Project Cost		1.3			\$17,882,126	\$8,505,859	\$7,413,039	\$1,963,228

LOWER PRIORITY IMPROVEMENTS (12+ YEARS)						BY PROJECT AREA		
	Comments	NSF	GSF	\$/SF	Const. \$	Stocker	Suplizio	Shared
1	Event Support Space (Current GJ Rockies Clubhouse)							
	Reno Locker Rooms	1,500	1,875	\$100.00	\$187,500			\$243,750
	Reno Showers / Toilets	800	1,000	\$200.00	\$200,000			\$260,000
	Reno Taping / First Aid	150	188	\$150.00	\$28,125			\$36,563
	Reno Staging	1500	1,875	\$150.00	\$281,250			\$365,625
	Event Security	250	313	\$115.00	\$35,938			\$46,719
	Food Service Support / Staging Area	1,700	2,125	\$250.00	\$531,250			\$690,625
	Total	5,900	7,375	-	\$1,264,063			
	Total Project Costs	1.3			\$1,643,281	\$0	\$0	\$1,643,281
3	New Clubhouse / Multi-purpose Support Space							
	New Locker Room	880	1,100	\$450.00	\$495,000			\$643,500
	New Showers/Toilets	600	750	\$500.00	\$375,000			\$487,500
	New Sports Medicine	500	625	\$450.00	\$281,250			\$365,625
	New Equipment/Laundry Room	500	625	\$400.00	\$250,000			\$325,000
	New Manager's Office w/Restroom	250	313	\$350.00	\$109,375			\$142,188
	New Team Storage	1,000	1,250	\$275.00	\$343,750			\$446,875
	New Admin Offices	1,000	1,250	\$350.00	\$437,500			\$568,750
	New Conditioning/Multi-purpose	2,500	3,125	\$300.00	\$937,500			\$1,218,750
	Total	7,230	9,038	-	\$3,229,375			
	Total Project Costs	1.3			\$4,198,188	\$0	\$0	\$4,198,188
LOWER PRIORITY IMPROVEMENTS TOTAL (12+ YEARS)		13.130	16.413	=	\$4,493,438			
Total Project Cost		1.3			\$5,841,469	\$0	\$0	\$5,841,469
GRAND TOTAL (ALL PHASES)		507.707	517.791	=	\$26,028,769			
Total Project Cost		1.3			\$33,837,399	\$10,699,674	\$10,048,529	\$13,089,196

GJ STADIUM - OVERALL MASTER PLAN

Streets: NORTH AVE., N. 12TH STREET, BELFORD AVE., TELLER AVE.

Facilities and Zones:

- Zone 1:** FOOD PREP, STAGING / LCKRS, BUS-DROP / LOADING, TRASH, BUS / SERVICE PARKING, MAINTENANCE / EQUIP STORAGE
- Zone 2:** NEW STADIA, DECK, HOSP., UPPER LEVEL, NEW CLUBHOUSE, TIX, RETAIL / DISPLAY
- Zone 3:** NEW STADIA, OFFICES, FIELD STORAGE, BATTING CAGES
- Zone 4:** NEW ENTRY / PLAZA, NEW STADIA, NEW ENTRY / PLAZA / TICKETING, BIKE PARKING, FLEX SPACE / RESTROOMS
- Zone 5:** OPEN PLAZA
- Zone 6:** (Multiple green rectangular areas, likely parking or fields)

Legend:

- FENCING / ENCLOSURE
- HARDSCAPE LINES
- VEHICULAR CIRCULATION
- FACILITY ENTRANCE

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300 ft

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