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**GRAND JUNCTION CITY COUNCIL  
MONDAY, FEBRUARY 2, 2026  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Colorado Mesa University and Stadium Update
- b. Water Enterprise Loan to Fund Waterline Replacement and Tank Lining Projects
- c. Process for Hiring City Attorney
- d. Orchard Mesa Pool Next Steps

**2. City Council Communication**

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

**3. Next Workshop Topics**

**4. Other Business**

- a. Request for Interview Teams for Downtown Development Authority and Parks and Recreation Advisory Board

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*What is the purpose of a Workshop?*

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
  3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
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**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

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**Meeting Date:** February 2, 2026  
**Presented By:** Mike Bennett, City Manager  
**Department:** City Manager's Office  
**Submitted By:** Kimberly Bullen

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**Information**

**SUBJECT:**

Colorado Mesa University and Stadium Update

**EXECUTIVE SUMMARY:**

Update on continuing discussions between City staff and CMU staff per Council's direction, regarding a CMU Football Facility at Lincoln Park Sports Complex.

**BACKGROUND OR DETAILED INFORMATION:**

Since the last update to City Council, city staff and Colorado Mesa University (CMU) representatives have continued with discussions regarding potential enhancements to amenities at the Lincoln Park Sports Complex to support collegiate football while preserving other partner uses at the stadium and public use of the track. CMU views this project as an opportunity to expand its athletic offerings while strengthening community ties and contributing to local economic vitality. At the December 15, 2025, City Council workshop, City Council directed staff to continue discussions with a proposal that included a potential lease of Lincoln Park Barn and land in between Lincoln Park Barn and the stadium for CMU to build a Football Facility. This is to provide an update for discussion and possible direction.

**FISCAL IMPACT:**

For Discussion Purposes.

**SUGGESTED ACTION:**

Discussion Only

**Attachments**

None





**Grand Junction City Council**

**Workshop Session**

**Item #1.b.**

**Meeting Date:** February 2, 2026  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim

**Information**

**SUBJECT:**

Water Enterprise Loan to Fund Waterline Replacement and Tank Lining Projects

**EXECUTIVE SUMMARY:**

The Utilities Department is planning on completing waterline replacement projects and a tank lining project in 2026. The total estimated cost for these projects is \$5 million. The Water Fund does not have sufficient reserves to cash-finance the project and will require debt issuance to fund the improvements. Two potential debt funding sources were identified through the State Revolving Loan Fund or through a private loan.

**BACKGROUND OR DETAILED INFORMATION:**

The Utilities Department is planning on completing waterline replacement projects and a tank lining project in 2026. The 2026 Adopted Budget includes the following projects in the capital improvement plan:

- Linden Ave Waterline Phase 2 \$1,600,000
- UPRR Waterline Crossing to Crosby Ave \$500,000
- CDOT I-70B 4th to 6th Street Waterline \$1,290,000
- Waterline Replacement on Aspen St, Palisade St, and Glenwood Dr. \$250,000
- Water Tank Relining \$1,000,000

The total approved budget for these projects is \$4,640,000.

The Water Fund does not have sufficient reserves to cash-finance the project and will require debt issuance to fund the improvements. City staff has identified two potential

debt funding pathways to fund the projects: 1) Colorado Water Resources and Power Development Authority State Revolving Fund (SRF) or 2) a privately-placed commercial bank loan.

The terms for an SRF large direct loan are expected to be a 3.25% interest rate for a 20-year term. The project would be required to comply with federal requirements as described in the Colorado SRF Required Specifications, which include:

- Davis-Bacon Prevailing Wages
- American Iron & Steel (AIS)
- Suspension and Debarment, Equal Opportunity & Civil Rights, OSHA, and the Archeological & Historic Preservation Act

City staff also anticipates that not all the identified projects would meet the eligibility requirements for the SRF Loan, so a second funding source would need to be identified for a portion of the projects. Specifically, the CDOT I-70B project would not qualify since the project will be contracted by CDOT and the City has agreed to reimburse CDOT for the waterline portion of the project. SRF loans cannot be used to reimburse a third party. Additionally, the SRF loan would have to be evaluated by CWRPDA through its application process, which would require a longer lead time to fund the eligible projects, which could potentially delay the City's ability to complete the projects on the necessary schedule.

The City evaluated term sheets from four banks, which included JPMorgan Chase, BOK Financial, NBH Bank, and Flagstar Public Funding Group. Ultimately, Flagstar provided the most favorable rates and terms for the anticipated loan, which included an indicative interest rate of 4.15% for a loan with a 10-year term and a 20-year amortization.

Staff recommends that the City pursue a private bank loan to fund the projects, as it provides the City the ability to expedite the funding process and fund all the projects with a single instrument, despite a modestly higher interest rate than the SRF option. Further, the private loan eliminates the state and federal requirements of the SRF, which are expected to add more cost to the project.

**FISCAL IMPACT:**

The 2026 Adopted Budget includes a total capital budget of \$5,340,000 for capital projects and assumed debt issuance to fund projects. Details of debt issuance to be determined.

**SUGGESTED ACTION:**

Staff recommends moving forward with the private loan subject to approval by Council at a regular Council meeting.

**Attachments**

None





**Grand Junction City Council**

**Workshop Session**

**Item #1.c.**

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**Meeting Date:** February 2, 2026  
**Presented By:** Mike Bennett, City Manager  
**Department:** City Council  
**Submitted By:** Johnny McFarland, Asst. to the City Manager

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**Information**

**SUBJECT:**

Process for Hiring City Attorney

**EXECUTIVE SUMMARY:**

This item is intended to facilitate City Council discussion on options for a hiring process to permanently fill the City Attorney position.

**BACKGROUND OR DETAILED INFORMATION:**

At the January 21, 2026, Regular City Council Meeting, City Council requested time at a future workshop to discuss the process and timing for hiring a permanent City Attorney. As the City Attorney is a Council-appointed position, the City Council may determine the nature and timeline of the hiring process. Staff will assist with the hiring process once a decision is made. Being one of three positions the City Council oversees, staff is seeking direction from City Council on the next steps.

City Council appointed Assistant City Attorney Jeremiah Boies as the Interim City Attorney via resolution at the January 5, 2026, City Council Regular meeting following the retirement of previous City Attorney John Shaver.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

This item is for discussion only.

**Attachments**

None





**Grand Junction City Council**

**Workshop Session**

**Item #1.d.**

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**Meeting Date:** February 2, 2026  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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**Information**

**SUBJECT:**

Orchard Mesa Pool Next Steps

**EXECUTIVE SUMMARY:**

City Council requested the Orchard Mesa Pool item come back to City Council in early 2026 for further discussion.

In 2024, as shown in the attached letter, Mesa County issued a \$800,000 check to the owner of the Orchard Mesa Pool, School District #51, with a statement that Mesa County would no longer be a partner in providing the Orchard Mesa Pool. Following this, the remaining pool partners fleshed out an agreement to keep the pool open until the new Community Recreation Center (CRC) was online. This was signed on September 25, 2025. This ensured there would be no gap in service, and that a public pool would be available in Grand Junction. It stipulated that the gym, band, and locker room areas be demolished, which has occurred. The agreement also provided that the City would be solely financially responsible for all operational costs, including utilities previously paid by School District #51, and for capital costs, such as the new boiler installed in June 2025. Per that agreement, School District #51 remains the owner of the building.

Further back, in 2023, the City commissioned and paid for a study to understand options for the long-term future of the Orchard Mesa Pool. On January 22, 2024, the consultants, Ohlson Lavoie Corporation (OLC) and PROS Consulting, presented the results of the 2023 Orchard Mesa Recreation Facility (OMRF) Plan to the pool partners. A full copy of this study is enclosed with this agenda documentation. This planning process was driven by an in-depth community engagement effort that spanned much of 2023. It aimed to objectively evaluate 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 team of architects and engineers facilitating the study concluded that the facility is at the end of its useful life. It needs a complete renovation if it is to continue operating in the long term.

With the Community Recreation Center expected to be completed later this year (2026), staff is seeking direction from City Council regarding Orchard Mesa Pool and four possible options for next steps to initiate discussion and possible policy direction. These four options provide a starting place for this discussion and while no decision will be made during the workshop, the goal is for direction on next steps staff can begin evaluating.

Option A: Continue to operate the Orchard Mesa Pool, even after the CRC opens. This would require an extension of the current agreement with School District #51, enclosed with this agenda documentation. The agreement is set to expire on December 31, 2026.

Option B: Close the Orchard Mesa Pool when the CRC opens.

Option C: Release a Request for Proposals (RFP) to find a partner to take over ownership and operation of the pool and potentially add in new assets to the site.

Option D: Ask voters if they approve or disapprove of the formation of a Title 32 special district in the Orchard Mesa portion of the City to take over ownership, operations, and maintenance of the Orchard Mesa Pool.

### **BACKGROUND OR DETAILED INFORMATION:**

As described in the summary, staff seeks Council direction on which option to pursue as next steps for the Orchard Mesa Pool:

Option A: Continue to operate the Orchard Mesa Pool, even after the CRC opens.

Option B: Close the Orchard Mesa Pool when the CRC opens.

Option C: Release a Request for Proposals (RFP) to find a partner to take over ownership and operation of the pool and potentially add in new assets to the site.

Option D: Ask voters if they approve or disapprove of the formation of a title 32 special district in the Orchard Mesa portion of the City to take over ownership, operations and maintenance of the Orchard Mesa Pool.

These options are not to be confused with the five options from the Orchard Mesa Recreational Facility Plan from 2023. For background, these five options 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 (which has occurred) and renovate the pool with a basic modernization and replacement of all systems.

Option 3: Renovate the gym (no longer possible given the demolition that occurred), 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 from 2023, the consultants projected the level of service, capital costs, operational revenue from fees, and operational expenses for each of the five options to inform future decision-making. These projections factor in the impact of the Community Recreation Center (CRC) being operational, which includes over \$40 million in state-of-the-art aquatics amenities.

The key statistics for the five options from the Orchard Mesa Recreational Facility Plan from 2023 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

With option 1, which is the same as option A, the 2023 Orchard Mesa Recreational Facility Final Report projects daily participation will go from an average daily attendance of 101 in 2021, 149 in 2022, 124 in 2023, 123 in 2024, and 90 in 2025 to 39 patrons per day with the CRC open. The 2025 average daily number reflects the approximate 3-month closure in 2025 due to the failed boiler that was replaced in June 2025. The subsidy per user at the Orchard Mesa Pool is projected to significantly increase with the CRC in operation.

**FISCAL IMPACT:**

The 2026 budget includes funding for the Orchard Mesa Pool per the agreement with School District #51 to operate the facility until at least until the CRC opens. It is of note that the City’s payment has risen each year, from \$125,000 in 2022 to \$441,444 in 2026 (budgeted). Without contributions from Mesa County and School District #51, the City is now fully responsible for covering the required subsidy. The 2026 budget also

reflects reductions in operational revenue, as the 2023 Orchard Mesa Pool study projects a 2/3 decrease in participation once the CRC opens in Q4 2026.

**SUGGESTED ACTION:**

For Discussion Purposes Only

**Attachments**

- 1. SD51OMpooltr424.doc, Mesa County to D51 regarding \$800k contribution
- 2. Orchard Mesa Pool Agreement signed to extend until 12 31 26
- 3. Grand Junction Orchard Mesa Pool Final Report OLC Final



**MESA  
COUNTY**

**ADMINISTRATION**

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P.O. Box 20000 □ 544 Rood Avenue □ Grand Junction, CO 81502-5001 □ FAX (970) 244-1639

04/03/2024

Dr. Brian Hill

Superintendent

School District 51

2115 Grand Ave, Grand Junction, CO 81501

Dear Brian

Enclosed please find the county's check for \$800,000. This is provided to SD51 as the sole owner of the pool to close out Mesa County's long-standing commitment with regard to the Orchard Mesa Pool. The School Districts acceptance of this check releases Mesa County from any other fiscal responsibility related to or arising from the Orchard Mesa Pool.

Cc: Mr. Greg Caton

Mr. Todd Starr

Mr. John Shaver

Sincerely,

Peter M. Baier, P.E., M.P.A.  
Mesa County Administrator

1 **AGREEMENT**

2 This agreement ("Agreement") by and between the City of Grand  
3 Junction ("City") and Mesa County Valley School District 51 ("District") is  
4 effective the \_\_\_ day of September 2024 and is made and entered into between  
5 the City and the District on and in accordance with the following terms.  
6 Collectively the City and the District may be referred to as "Parties" or "the  
7 Parties."

8 Recitals:

9 A. Mesa County, the City, and the District were the parties to a  
10 1982 agreement together with subsequent amendments ("1982  
11 Agreement") concerning the operation and maintenance of the  
12 Orchard Mesa Community Center Pool ("OM Pool").

13 B. In 2014 the 1982 Agreement was restated and amended  
14 ("2014 Agreement"). The 2014 Agreement expired in December  
15 2019. The 1982 Agreement and the 2014 Agreement are referred to  
16 collectively herein as the "Old Agreements."

17 C. The District and the City continued the relationship  
18 established by the Old Agreements; however, the County did not  
19 and on or about April 3, 2024, Mesa County terminated its  
20 involvement with the OM Pool under the Old Agreements by  
21 tendering \$800,000 to the District.

22 D. The Old Agreements served the Parties well; however, since  
23 the expiration of the 2014 Agreement, the County's cessation of  
24 contributions to the City for the OM Pool, and the payment by the  
25 County to the District, the Parties have not had a clear  
26 understanding of a) the continued interim operations and  
27 maintenance of the OM Pool, and b) a method for determining the  
28 City's participation, if any, in the cost of the demolition of the OM  
29 Pool if/when it is closed.

30 E. The OM Pool has been an important amenity for residents of  
31 Orchard Mesa, the City, Mesa County, and District students. The OM  
32 Pool has reached the end of its useful life. The Parties agree that the  
33 provision of aquatic recreation is important to the public in general,  
34 and specifically to those persons utilizing the OM Pool and that the  
35 OM Pool should remain open as determined by the City until no

36 later than December 31, 2026<sup>1</sup>. However, to eliminate the  
37 opportunity for vandalism the District will demolish the entire  
38 structure north of the entrance to the OM Pool (generally referred to  
39 as the gym and band room) within 120 days of the date of this  
40 Agreement.

41 F. The Parties further understand and agree that with and after  
42 the execution of this Agreement certain of the assumptions of the  
43 Parties that inform this Agreement may change. Those assumptions  
44 ("Base Assumptions") include, but are not necessarily limited to, the  
45 City determining that it will conclude its operations of the OM Pool  
46 on or before December 31, 2026; that it may decide to acquire the  
47 OM Pool prior to December 31, 2026; or that a recreation district  
48 may be formed and a recreation district if formed, or another third-  
49 party, may determine that it will acquire the OM Pool from the  
50 District. In the event of any change to the Base Assumptions the  
51 Parties agree to amend or terminate this Agreement and to work in  
52 good faith to come to a timely solution concerning the future of the  
53 OM Pool. Furthermore, the Parties agree that if a recreation district is  
54 formed and the recreation district or another third-party acquires  
55 the OM Pool from the District that the City's escrowed funds as  
56 provided in paragraph 5 will be returned to the City in accordance  
57 with escrow instructions arising out of/under this Agreement.

58 G. With the essential understandings as stated herein the Parties  
59 individually and collectively by the signatures of those authorized to  
60 sign this Agreement, do express their present and future intentions  
61 regarding the OM Pool on the terms and conditions stated herein  
62 and do enter into this agreement as authorized by §18, Article XIV  
63 of the Colorado Constitution, §29-1-203, C.R.S., § 22-32-110(1)(f),  
64 C.R.S. and other applicable law.

65 NOW, THEREFORE, in consideration of the mutual covenants and  
66 conditions stated, and for other good and valuable consideration, the  
67 sufficiency of which is acknowledged for both the formation and enforcement  
68 of this Agreement, the Parties agree as follows:

69 1. This Agreement will commence with the signature of both Parties  
70 and end no later than December 31, 2026, or upon demolition of

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<sup>1</sup> The City's new Community Recreation Center (CRC) is projected to open in early to mid-2026 and by the end of 2026 the City will have had opportunity to assess the impact of the CRC on the utilization of the OM Pool, and will, by no later than 12/31/26 determine the disposition of the OM Pool.

71 the OM Pool, ("Term") as provided herein unless the Agreement is  
72 sooner amended or terminated.

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74 2. For the Term the City agrees to:

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76 i) continue to occupy and operate the OM Pool without  
77 need or requirement of compensation to the District;

78  
79 ii) the City will assume and pay the District's financial  
80 obligations arising out of or under the Old Agreements,  
81 including but not limited to, the payment of insurance,  
82 internet access [recurring charges and network  
83 connection(s) for use by the City for scheduling], all  
84 gas, and electric utilities, water, and trash service, so  
85 long as the OM Pool is open and operated by the City;

86  
87 iii) the City will provide all required labor and pay as a  
88 recurring expense of the OM Pool all wages, salaries,  
89 benefits and workers' compensation insurance  
90 premiums and inter-fund charges for the operations of  
91 the OM Pool so long as the OM Pool is open and  
92 operated by the City;

93  
94 iv) the City will as a recurring expense provide basic daily  
95 maintenance and janitorial services for the operations  
96 of the OM Pool so long as the OM Pool is open and  
97 operated by the City;

98  
99 v) the City will manage the OM Pool for and schedule all  
100 open swim, swim lesson and special event participants,  
101 including for District sponsored uses. The City will  
102 collect the revenues generated by public swim, swim  
103 lessons, private parties and special events and  
104 concessions and the revenue shall be used to offset the  
105 expenses of the OM Pool. The District shall have no  
106 claim to any OM Pool revenue. Fees and charges for  
107 District sponsored uses (*i.e.*, physical education classes,  
108 swim team practice/meets, and District sponsored  
109 events) shall be without charge for those uses  
110 scheduled in advance and so long as the same, as  
111 reasonably determined by the City, do(does) not  
112 unreasonably interfere with use(s) by paying user(s).

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vi) The City shall procure liability and casualty insurance for the use and operation of the OM Pool and the parking area used by and for the OM Pool. The City shall pay the liability and casualty insurance premiums, for coverage with limits to be determined by the City, but in any event in amounts no less than the most current limits established by the Colorado Governmental Immunity Act, 24-1-101 *et seq.*, C.R.S., for the Term unless the Agreement is sooner amended or terminated. The District shall be named as an additional insured. Such insurance will not include property loss coverage. The District may, in its discretion, provide property loss coverage for the OM Pool and OM Pool building during the term of this Agreement, if not sooner amended or terminated.

3. The OM Pool is located on District property ("OM Pool Property"). If the Agreement is terminated or the Term is accomplished, the District will retain ownership of the OM Pool and the OM Pool Property and the City shall have no claim and/or demand to the OM Pool or OM Pool Property or require that the District pay the City any portion of any proceeds that may result from the sale of the OM Pool Property, unless such is determined by amendment of this Agreement, or subsequent agreement upon termination of this Agreement.
4. The Parties understand and agree that each may be protected by and will rely on and do not waive or intend to waive by any provision of this Agreement, the limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, 24-1-101 *et seq.*, C.R.S., as from time to time amended.
5. This Agreement is contingent upon the Parties a) drafting mutually agreeable escrow instructions ("Instructions"); b) engaging a mutually agreeable escrow agent ("Escrow Agent") to hold funds for/in anticipation of the demolition of the OM Pool; and c) depositing with the Escrow Agent a total of \$607,495.00 ("Stipulated Demolition Funds") in accordance with the Instructions. If the Parties cannot agree on escrow instructions, or an escrow agent, or failing to deposit the Stipulated Demolition Fund prior to September 25, 2024, then no Agreement shall exist between the Parties, and

153 neither party shall have any obligation(s) to the other under the  
154 Agreement. The Stipulated Demolition Fund is funded as follows:  
155 The City will deposit \$200,000 ("City Funds") and the District will  
156 deposit \$407,495 ("District Funds").

157 If/when the OM Pool is demolished, should the Stipulated  
158 Demolition Fund exceed the actual cost of the demolition, the  
159 District shall pay for the cost of the demolition first from the District  
160 Funds and then from the City Funds .

161 6. The City will promptly notify the District if the physical condition of  
162 the OM Pool is not, in the City's sole and absolute discretion,  
163 conducive to the safely conduct any programmed activity in the  
164 OM Pool and/or if equipment failure(s) and maintenance  
165 requirement(s) impact the scheduling of activities in the OM Pool.

166 7. If/when the OM Pool is demolished, the District shall require its  
167 demolition contractor(s) to apply for and secure any and all City  
168 and/or State permit(s) prior to the demolition and shall conduct all  
169 operations in conformance with the permit(s). The District shall  
170 require its contractor(s) to name the City as an additional insured  
171 for the demolition and all asbestos/environmental remediation work  
172 reasonably necessary or required to demolish the OM Pool. The  
173 District shall require the debris to be removed from the OM Pool  
174 Property and leveling the site/site restoration as required by  
175 applicable City Code.

176 8. Neither Party may assign or delegate its obligations under this  
177 Agreement or any portion thereof without the prior written consent  
178 of the other Party

179 9. Each and every term and condition hereof shall be deemed to be  
180 a material element of this Agreement. In the event either Party  
181 should fail or refuse to perform according to the terms of this  
182 Agreement; such party may be declared in default.

183 10. This Agreement represents the entire agreement between the  
184 Parties and there are no oral or collateral agreements or  
185 understandings. Only an instrument in writing signed by the parties  
186 may amend this Agreement.

187 11. The traditional rule that ambiguities shall be construed against the  
188 drafter is waived.

189 12. Nothing herein shall or be deemed to create or confer any right,  
190 action, or benefit in, to, or on the part of any person or entity that is  
191 not a party to this Agreement. This provision shall not limit any  
192 obligation that either the City or the District has (or may have) to  
193 the other as provided in this Agreement.

194 13. The Parties agree that any and all disputes, claims or controversies  
195 arising out of or relating to this Agreement shall be submitted for  
196 mediation, and if the matter is not resolved through mediation, then  
197 the Parties may proceed to District Court. Venue for any action  
198 arising out of or occurring under this Agreement shall be in the  
199 District Court for Mesa County, Colorado. The Agreement shall be  
200 controlled by, construed, and interpreted in accordance with the  
201 law of the State of Colorado.

202

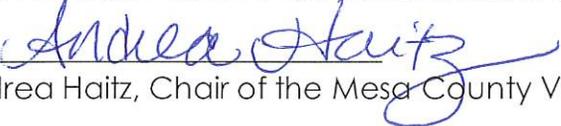
203 Dated this 25 day of September 2024.

204

205 CITY OF GRAND JUNCTION

206 By:   
207 \_\_\_\_\_  
208 Abram Herman, President of the City Council

209 MESA COUNTY VALLEY SCHOOL DISTRICT 51

210 By:   
211 \_\_\_\_\_  
Andrea Hartz, Chair of the Mesa County Valley School District 51 Board



**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.

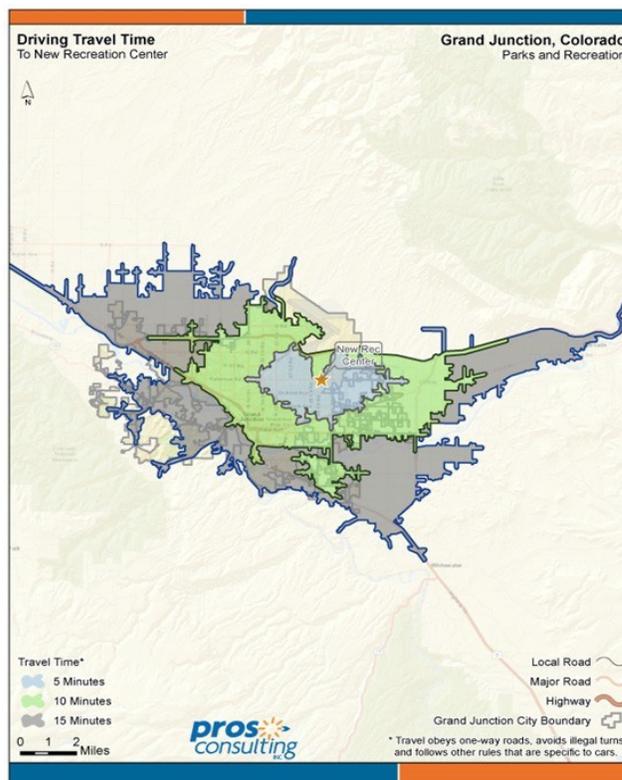
### Level of Service

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.

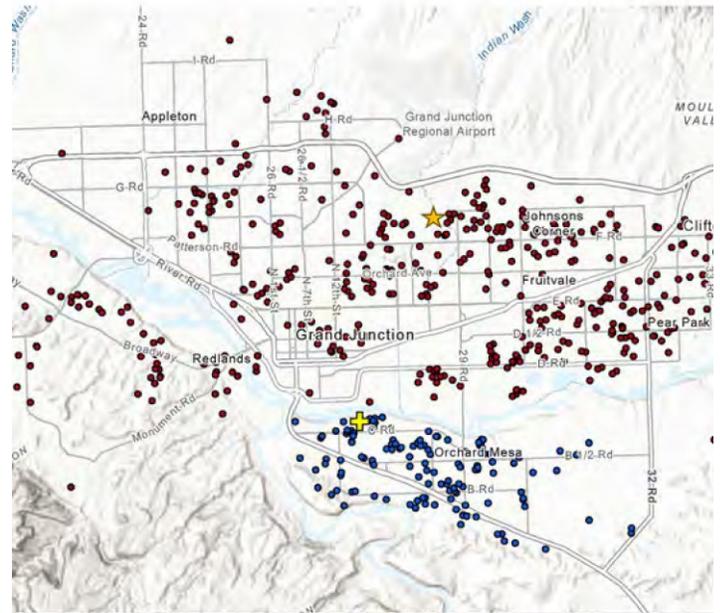


Figure 3

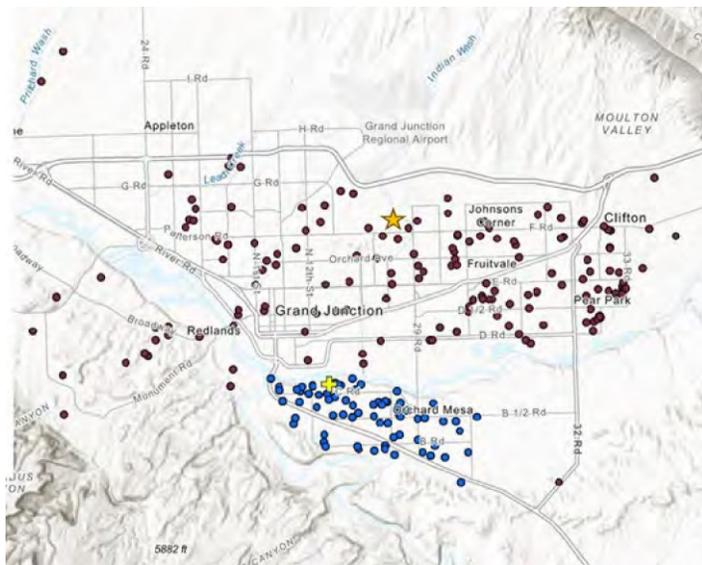


Figure 2

### 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  
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Robert McDonald, NCARB, LEED AP  
Senior Principal/CEO/Project Manager  
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Senior Interior Designer

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Devin Clausen, EI  
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



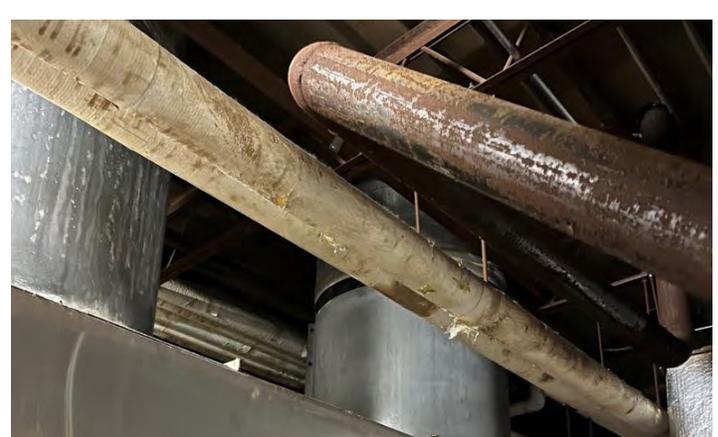
Circulation Pump



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
<b>TASK 1</b>	Destructive Asbestos Inspection, Asbestos Design Document Preparation, Contractor Bid Solicitation, and Abatement Team Assembly		1 Event	\$ 15,000	\$ 15,000
<b>Task 1 Subtotal</b>					<b>\$ 15,000</b>
<b>TASK 2</b>	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
<b>Task 2 Subtotal</b>					<b>\$ 364,825</b>

**ESTIMATED TOTAL REMEDIATION COSTS \$ 379,825**

## Level of Service in Average Users per Day

Orchard Mesa Pool

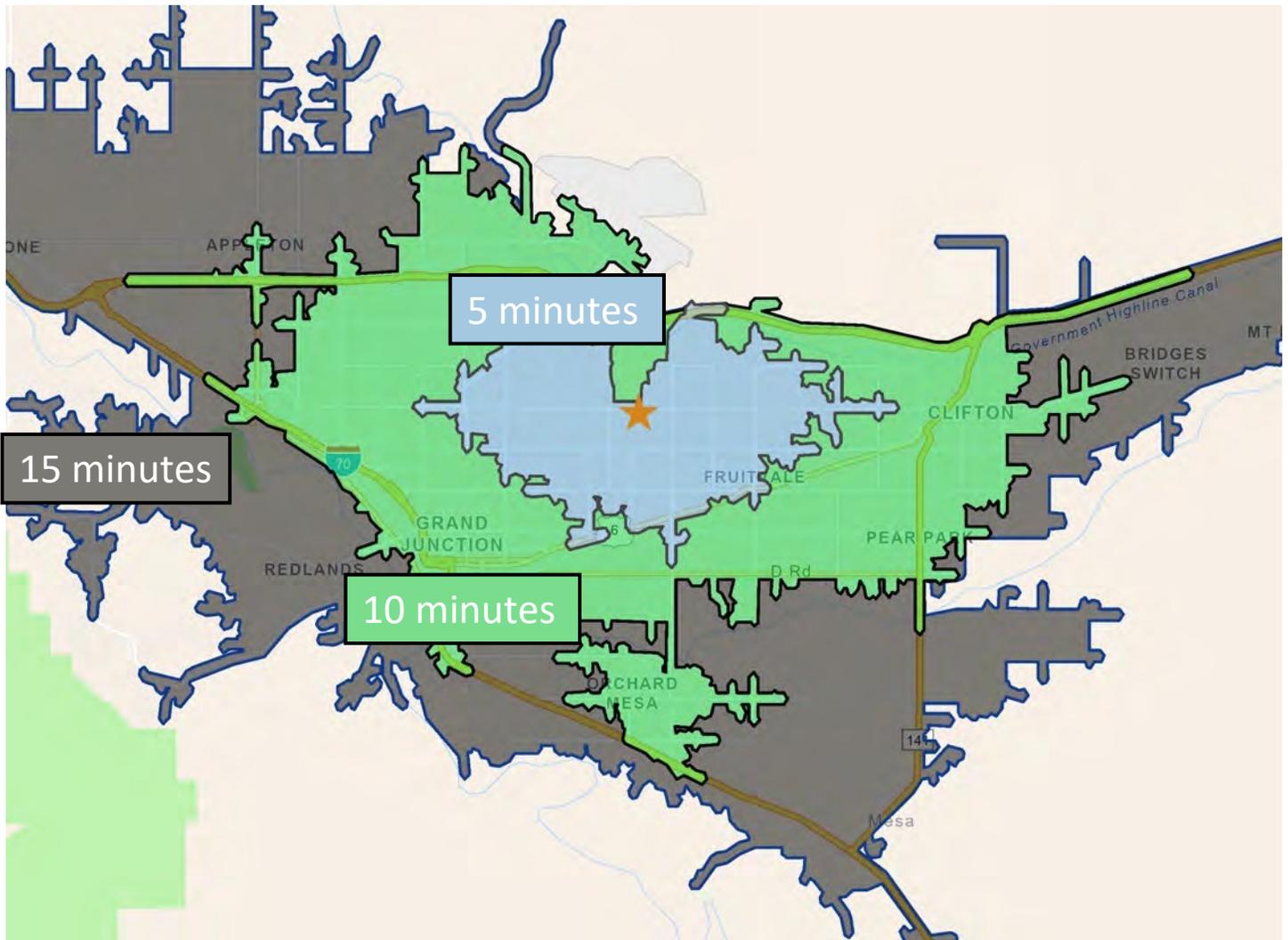
- 2022 - 146
- 2021 - 101
- Two Year Average - 124

Community Recreation Center

- 1,100 Projected

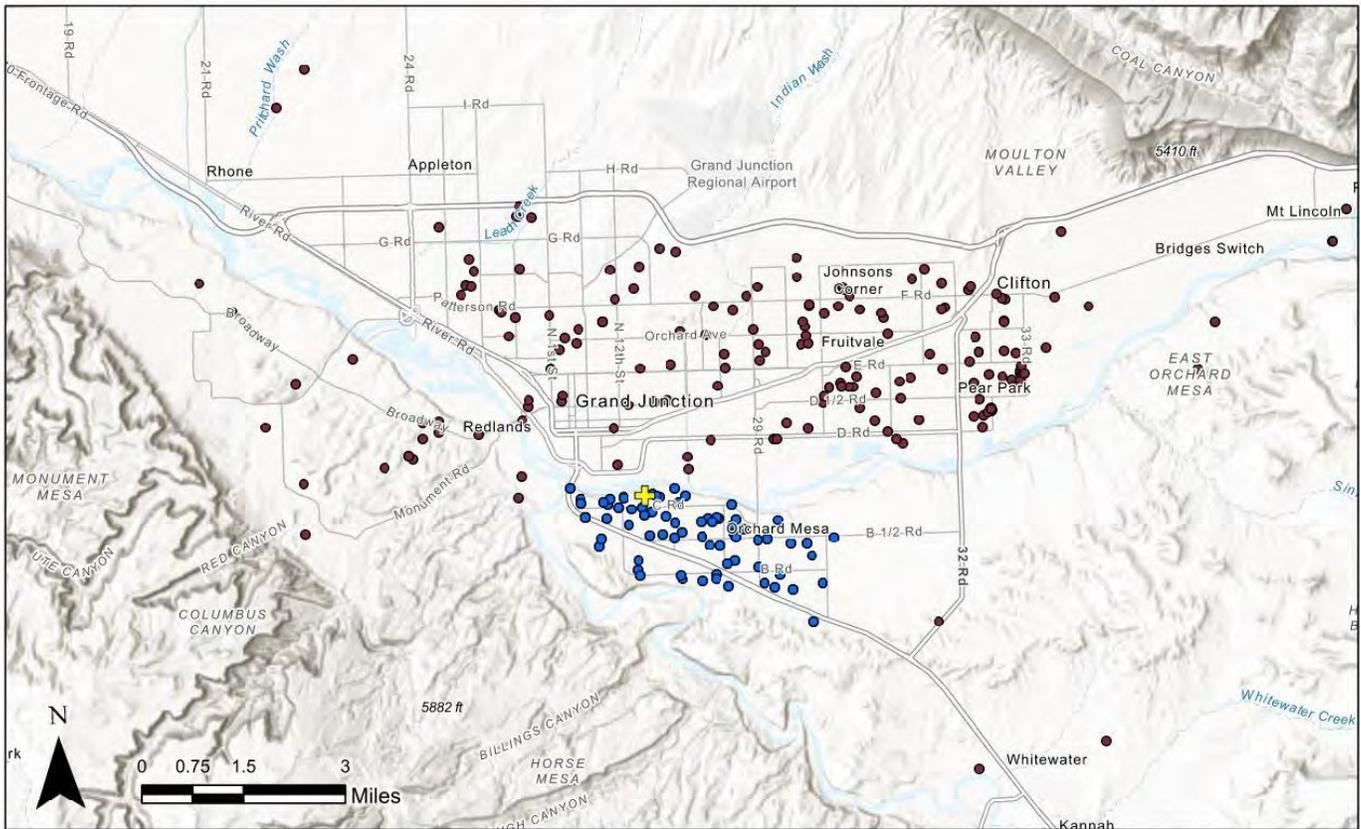


# Drive Times to New CRC



# 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

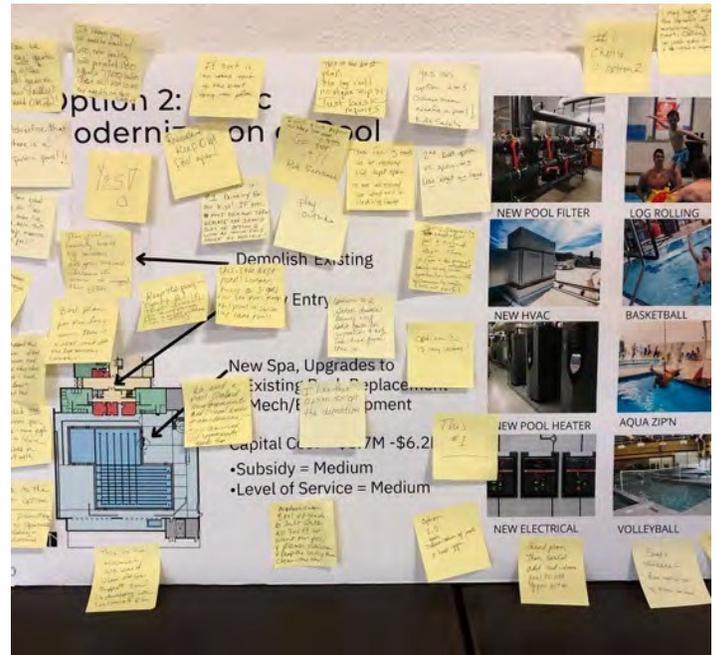
## 5 – COMMUNITY ENGAGEMENT

### 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



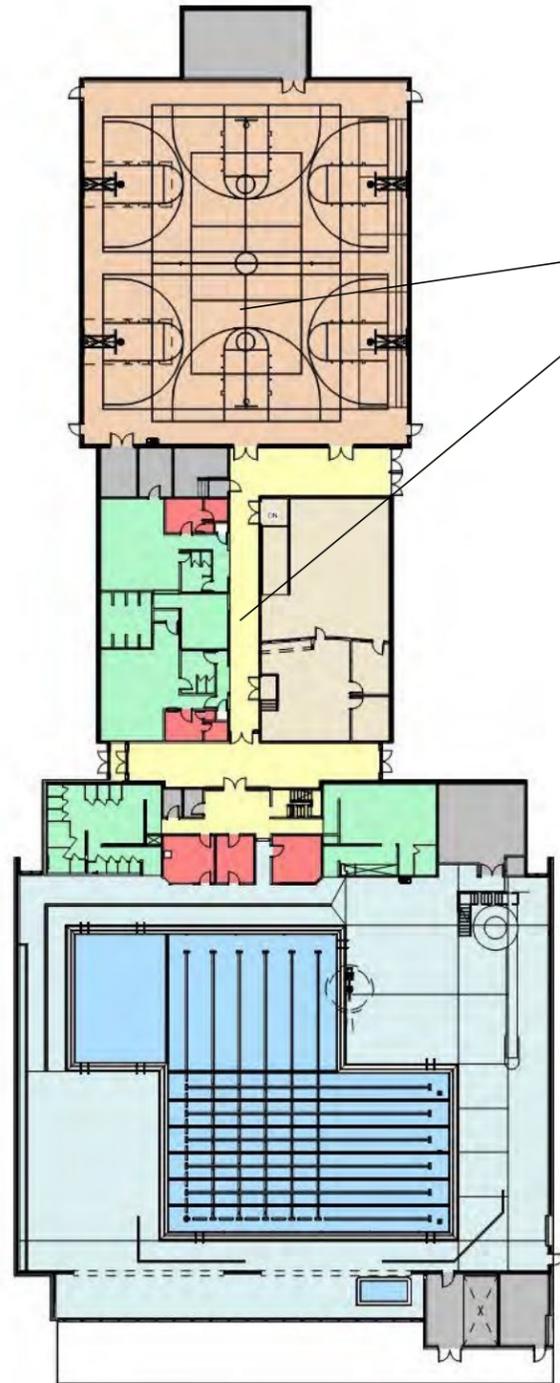


# JOIN US FOR A PUBLIC FORUM

*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

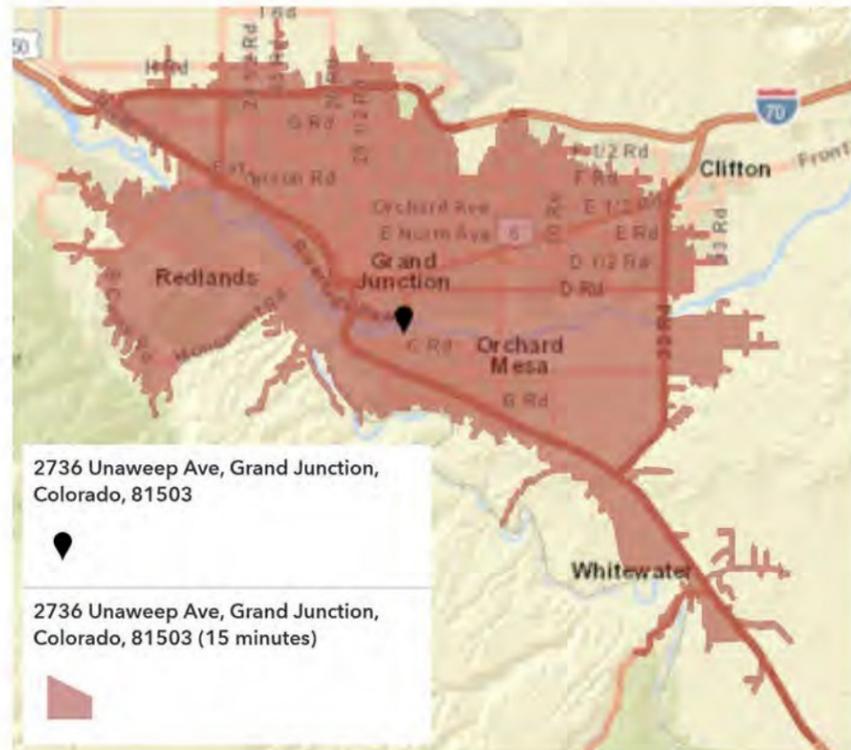


EXISTING SPA



EXISTING PLUMBING SYSTEM

Option 1: Status Quo



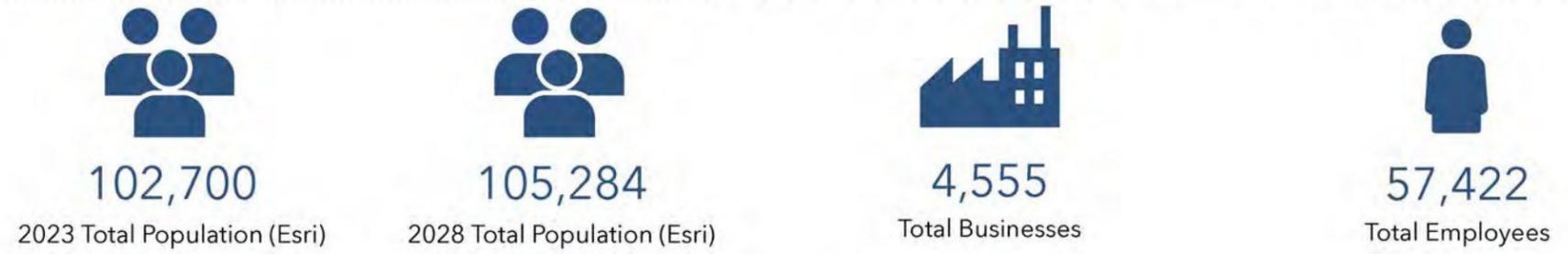
# POPULATION AND KEY FACTS

2736 UnawEEP Ave, Grand Junction, Colorado, 81503

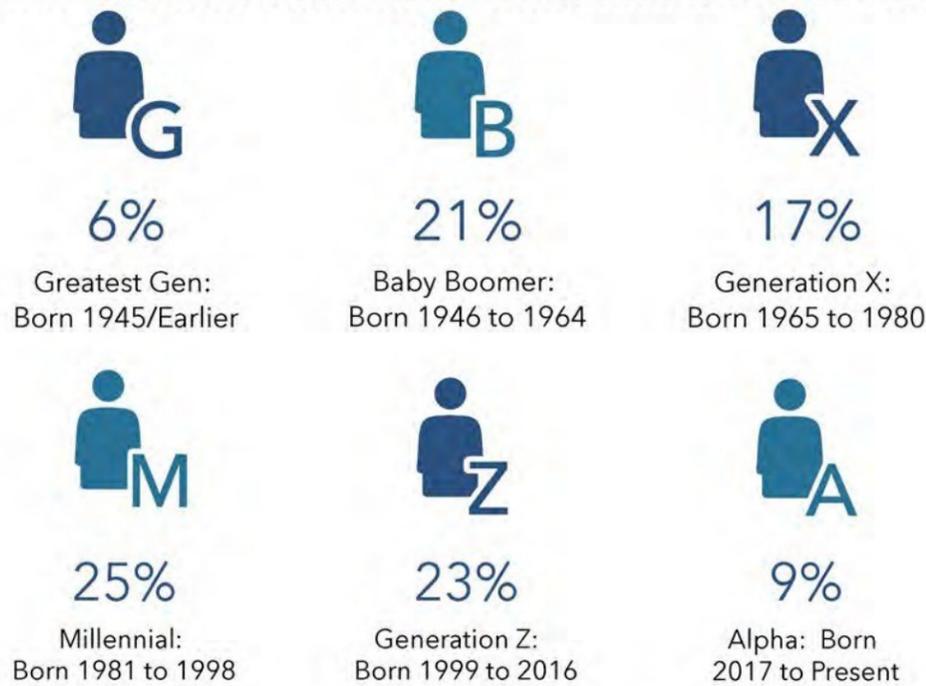
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

## POPULATION

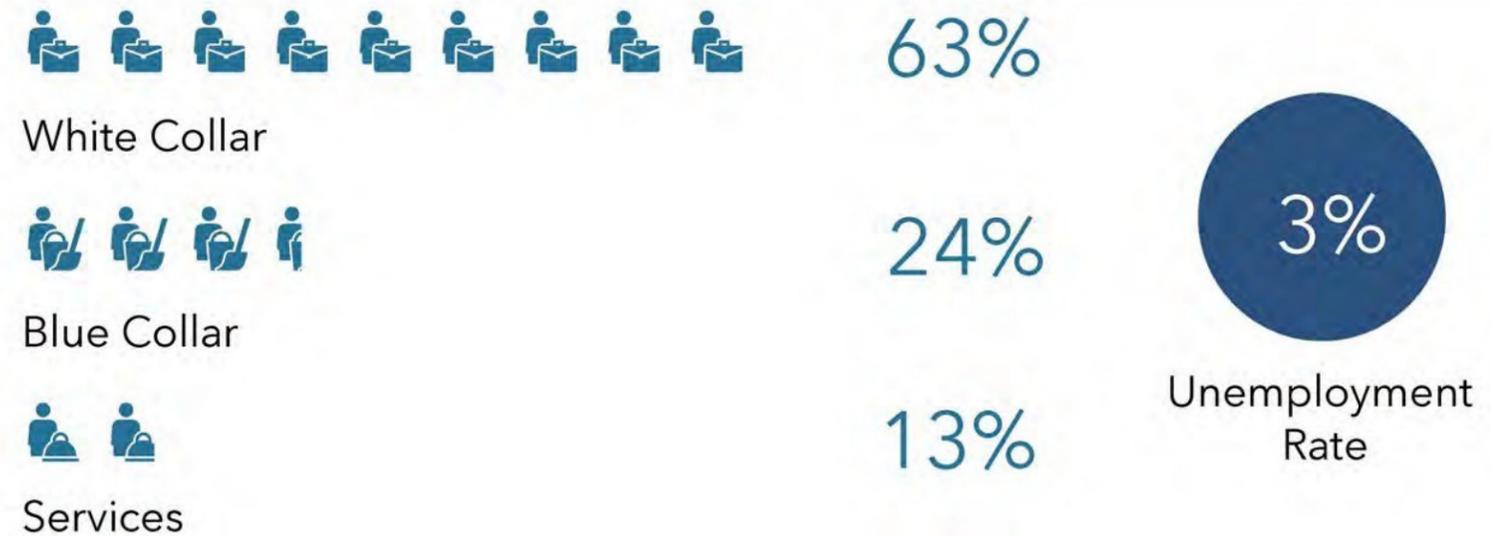
## BUSINESS



## POPULATION BY GENERATION

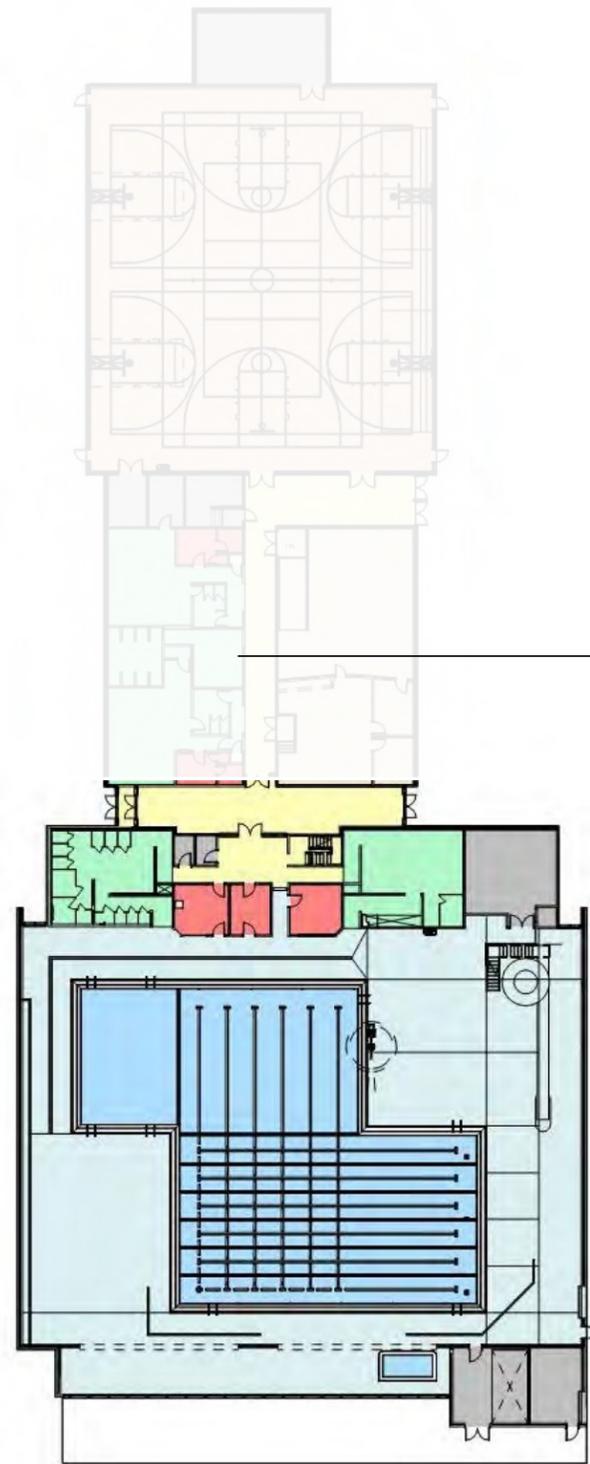


## EMPLOYMENT



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

Option 2: Basic Pool Modernization



Demolish Existing

Modify Entry

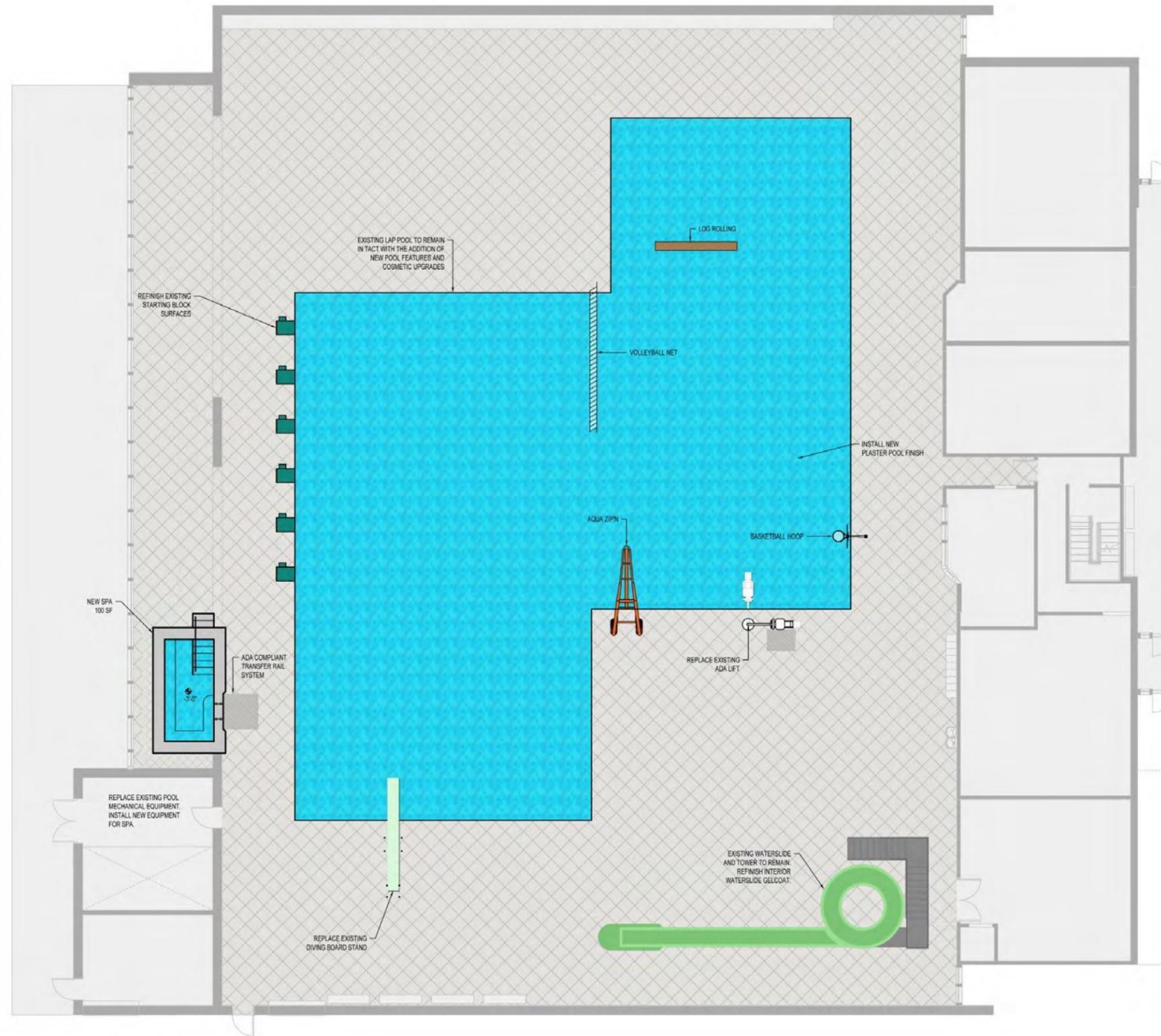
New Spa, Upgrades to Existing Pool, Replacement of Mech/Elec Equipment

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**

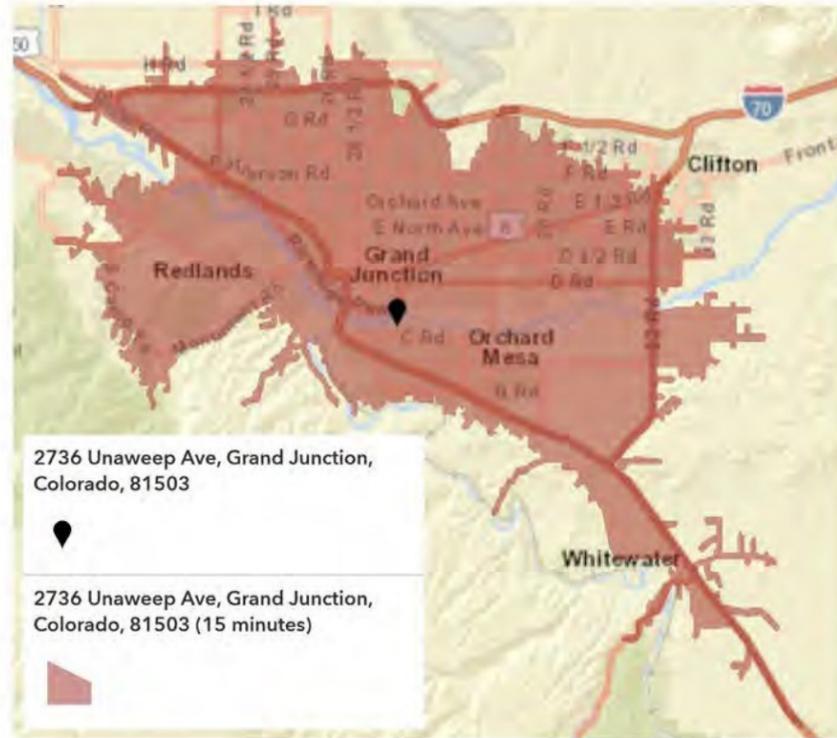


**NEW ELECTRICAL**



**VOLLEYBALL**

Option 1: Status Quo Service Area Facts



# POPULATION AND KEY FACTS

2736 Unawep Ave, Grand Junction, Colorado, 81503

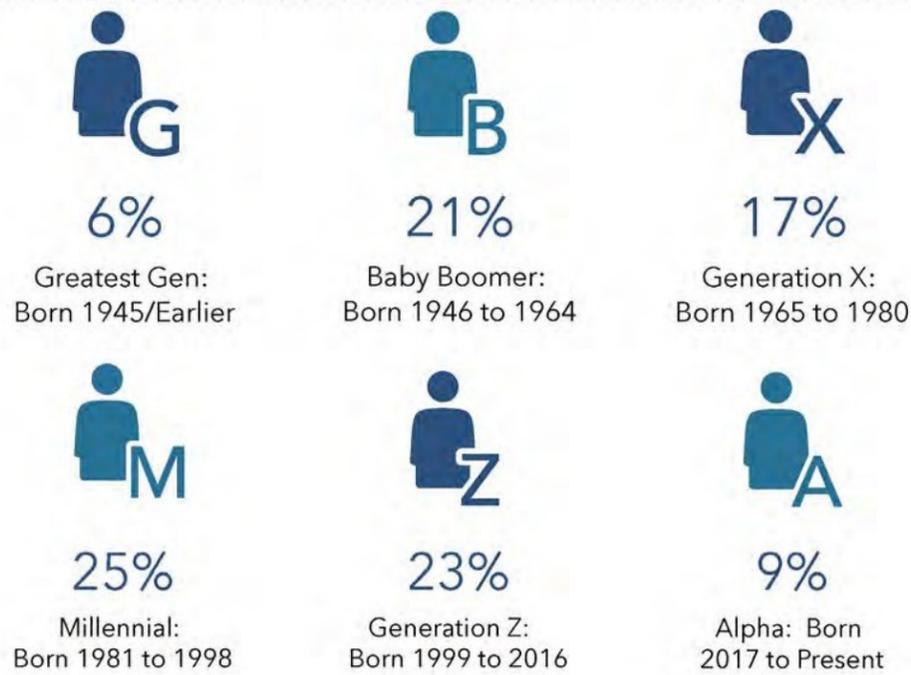
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

## POPULATION

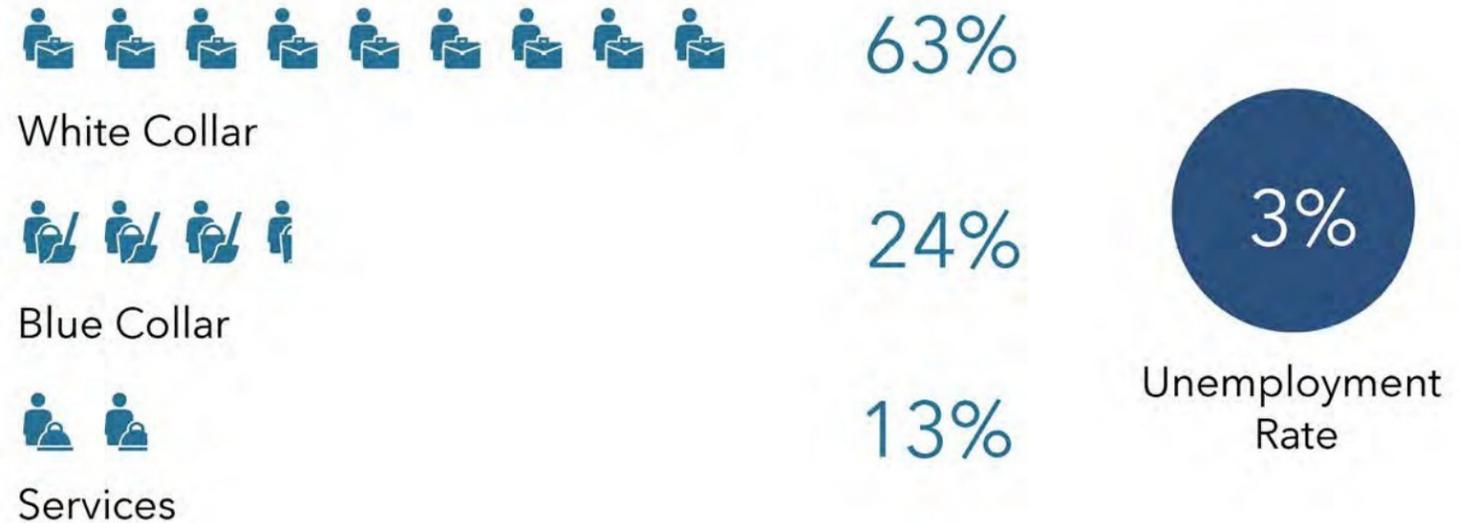
## BUSINESS



## POPULATION BY GENERATION



## EMPLOYMENT

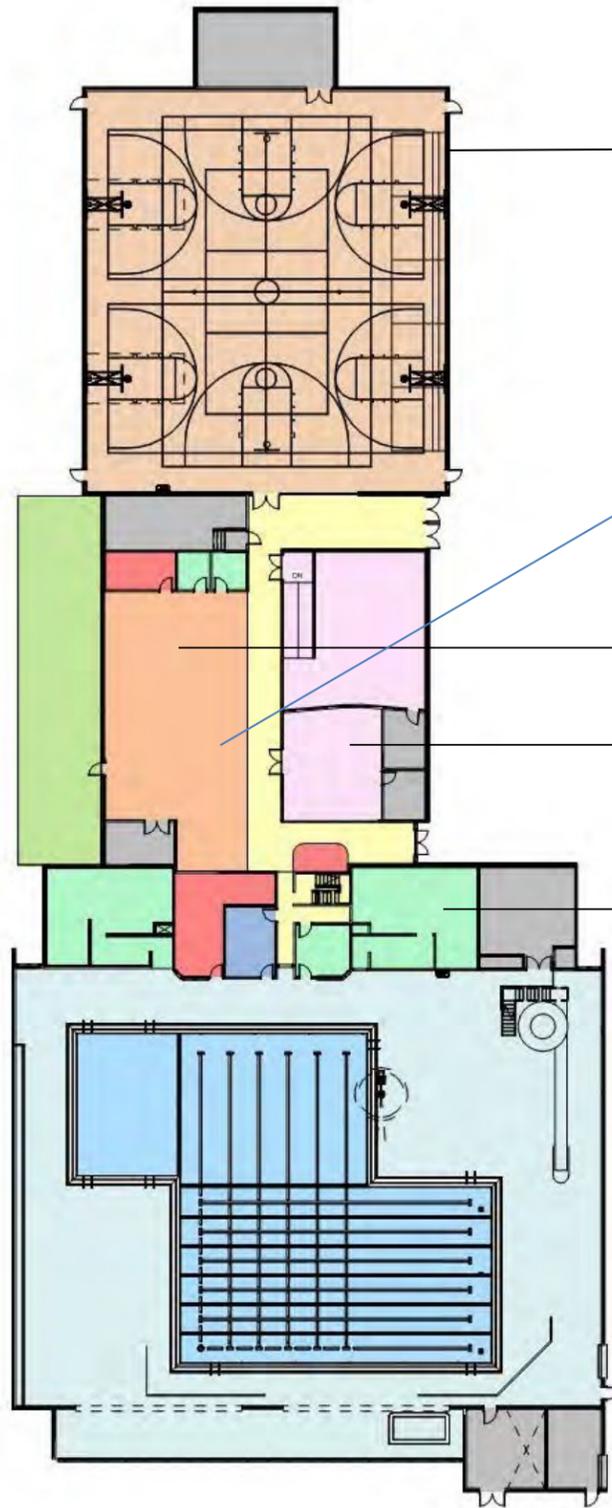


esri THE SCIENCE OF WHERE™ U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Option 2 Cost Estimates  
(Nov. 2026)

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

Option 3: Full Facility Renovation



Renovate Gym

Convert to Fitness

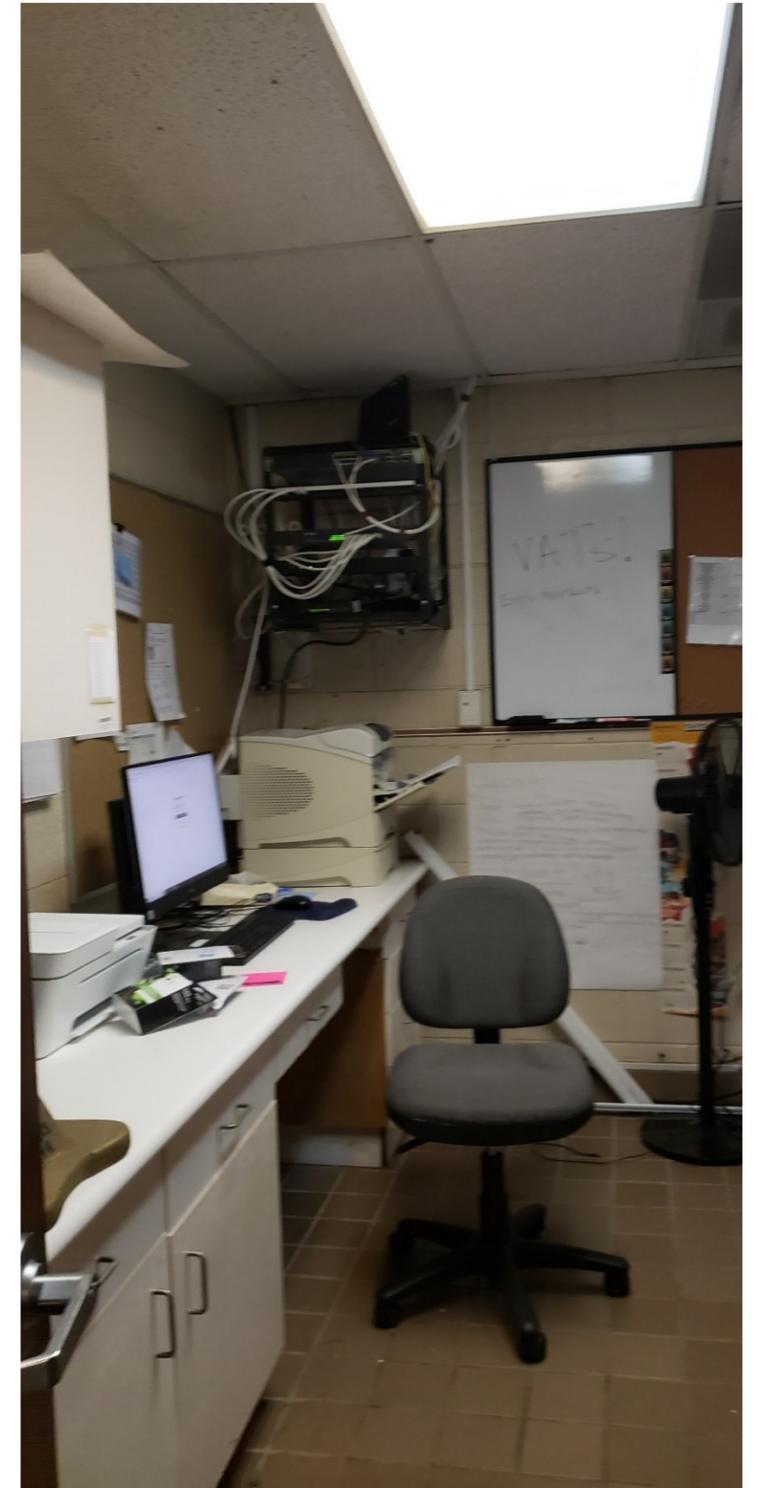
Convert to Group Exercise

Renovate Admin & Lockers

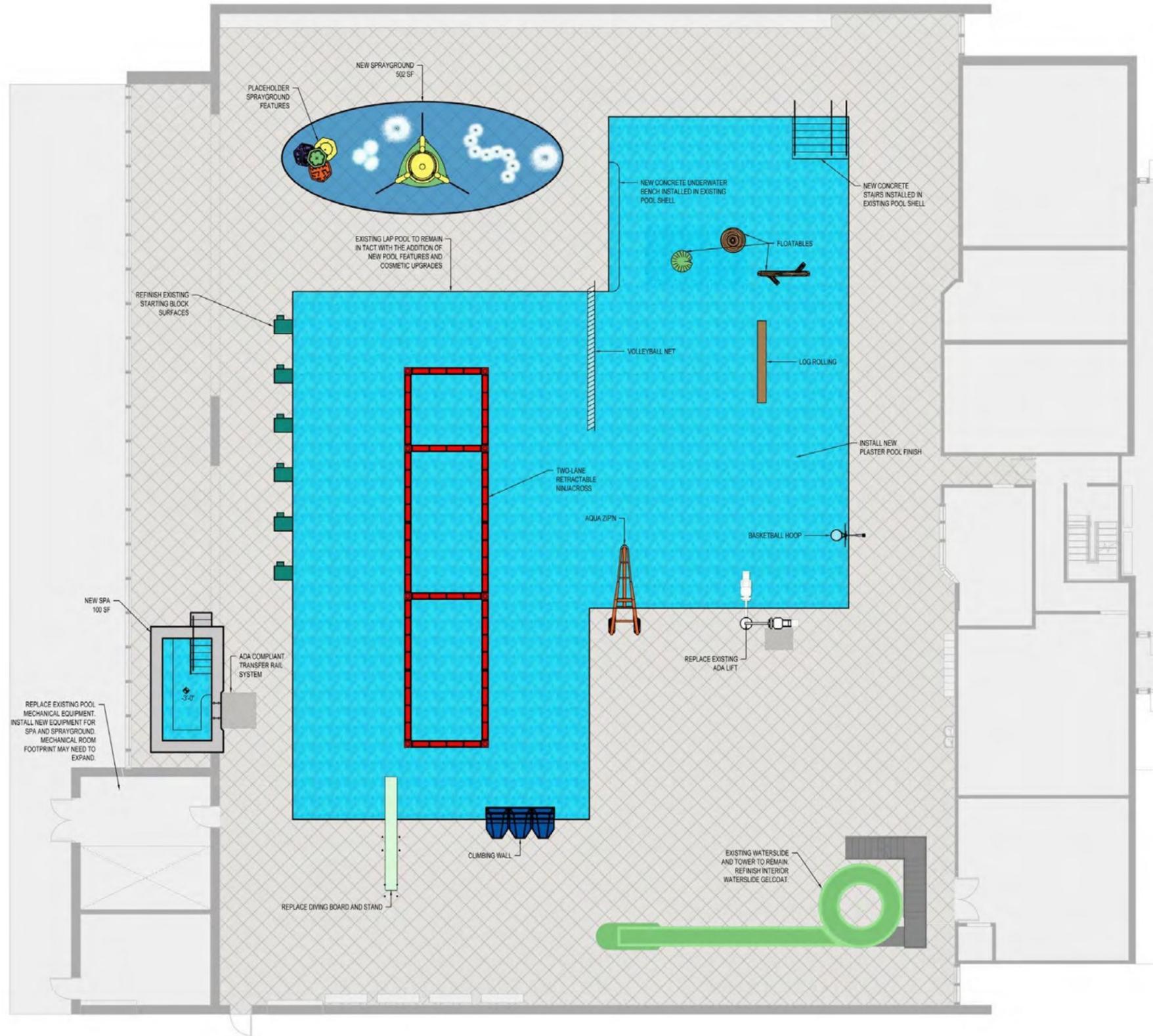
Renovate Pool

Capital Cost = \$12.6M - \$13.5M

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



Option 3: Full Facility Renovation



FLOATABLE TOYS



SPLASH PAD



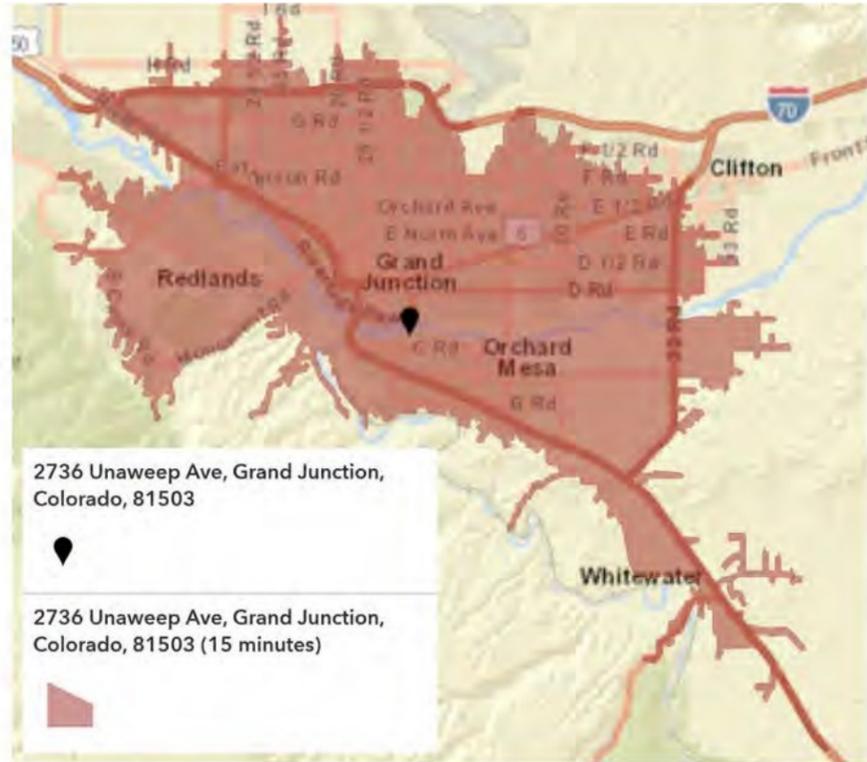
NINJACROSS



AQUACLIMB



Option 3: Full Facility Renovation Service Area Facts



# POPULATION AND KEY FACTS

2736 UnawEEP Ave, Grand Junction, Colorado, 81503

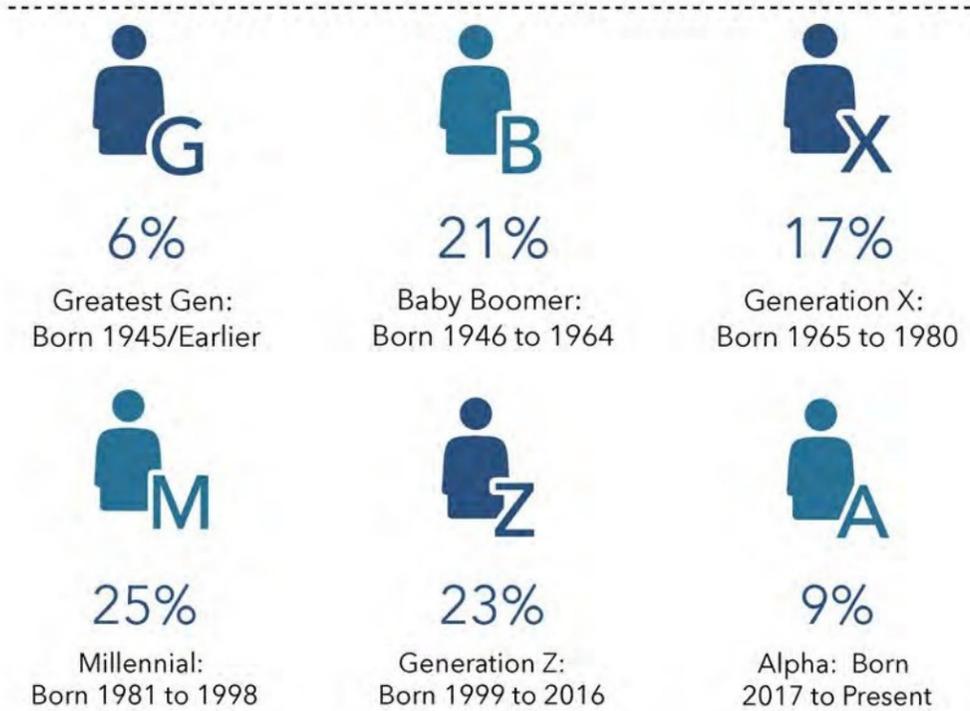
38.5	42,405	2.33	\$59,489	14%	54	18%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

## POPULATION

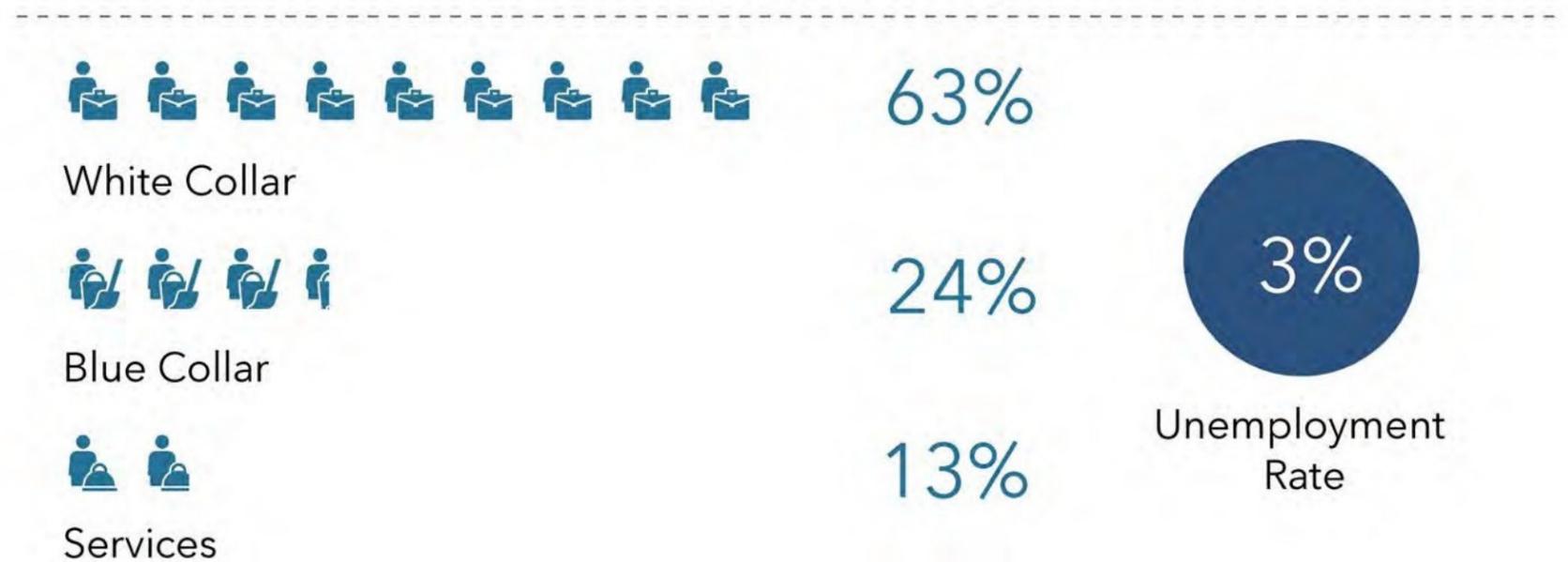
## BUSINESS



## POPULATION BY GENERATION



## EMPLOYMENT



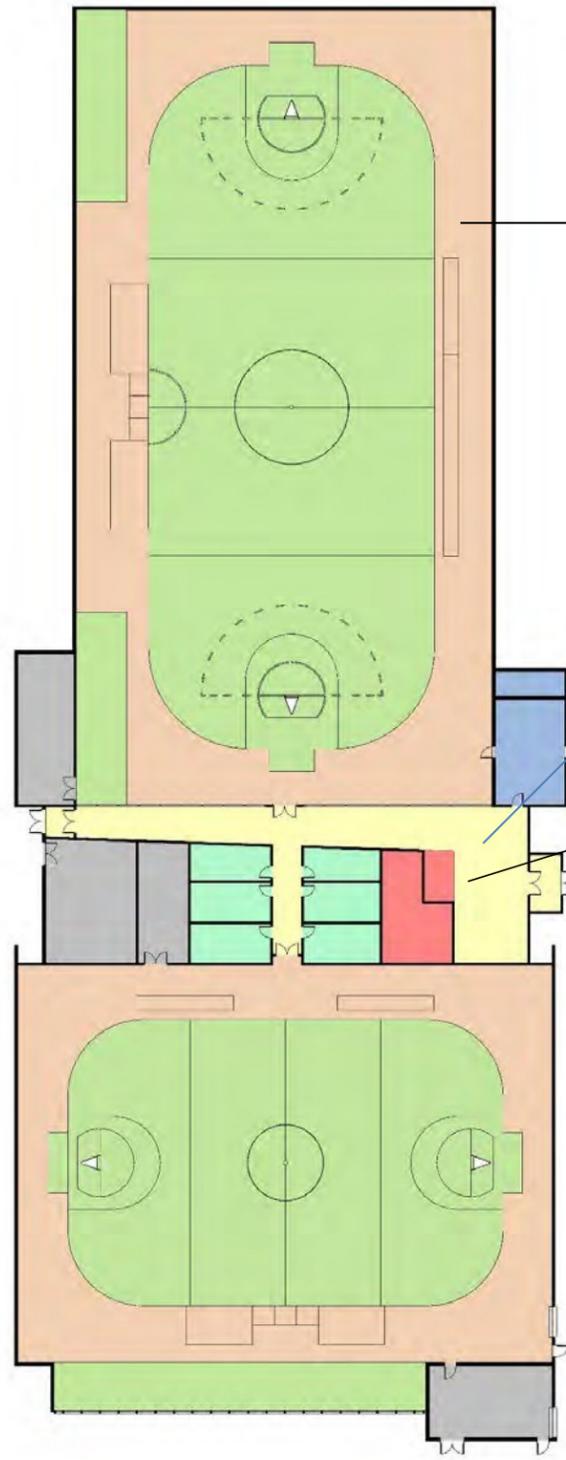
U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

## 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
<b>Est. Annual Operating Subsidy</b>	<b>\$ 390,000</b>
<b>Total Project Budget:</b>	<b>\$12.6 - 13.5 M</b>

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

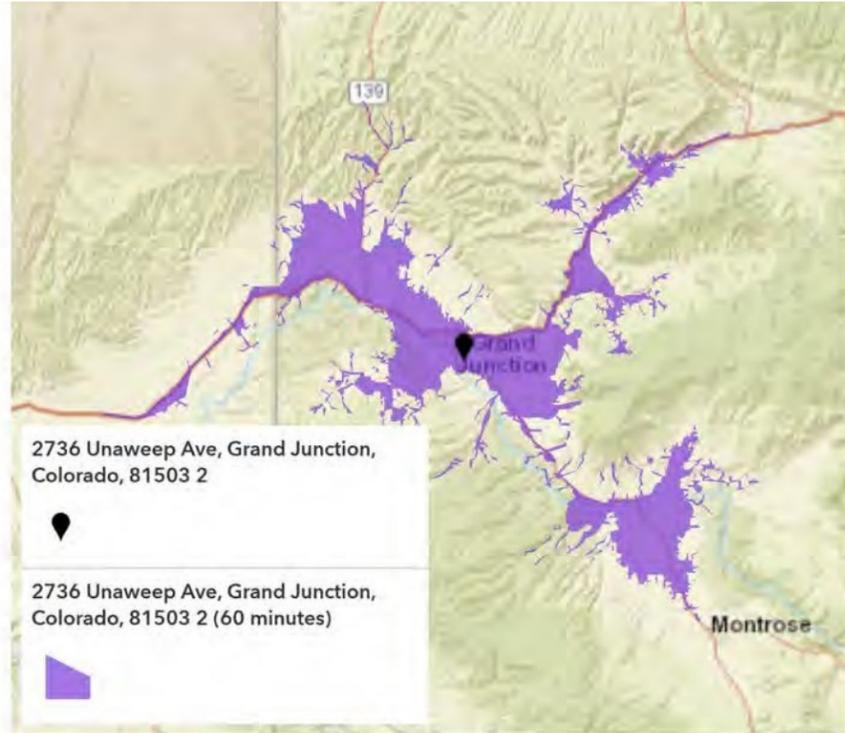


NUMEROUS ACTIVITIES



TRAINING, CAMPS, EVENTS

Option 4: Convert Pool / Add Turf Service Area Facts



# POPULATION AND KEY FACTS

2736 Unawep Ave, Grand Junction, Colorado, 81503 2

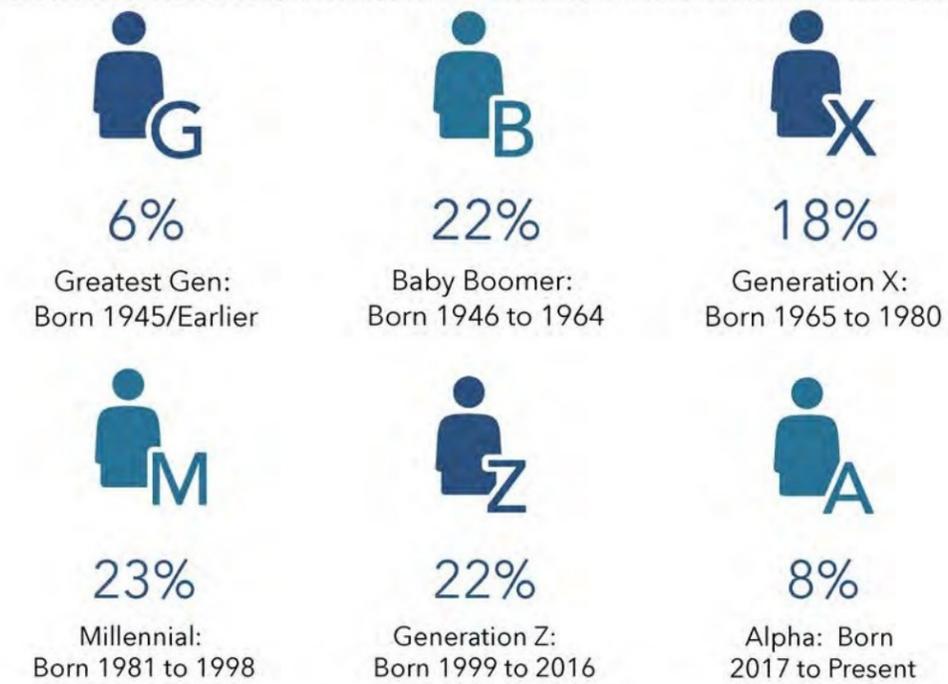
40.0	74,225	2.41	\$63,443	12%	52	17%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

## POPULATION

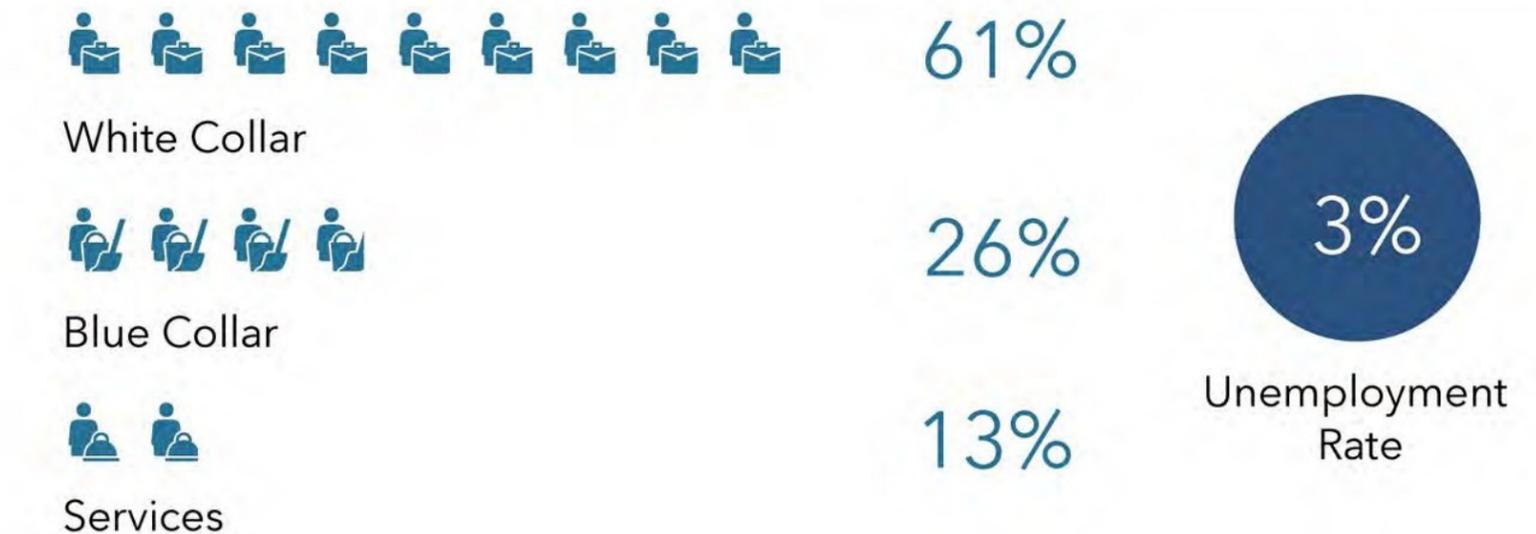
## BUSINESS



## POPULATION BY GENERATION



## EMPLOYMENT

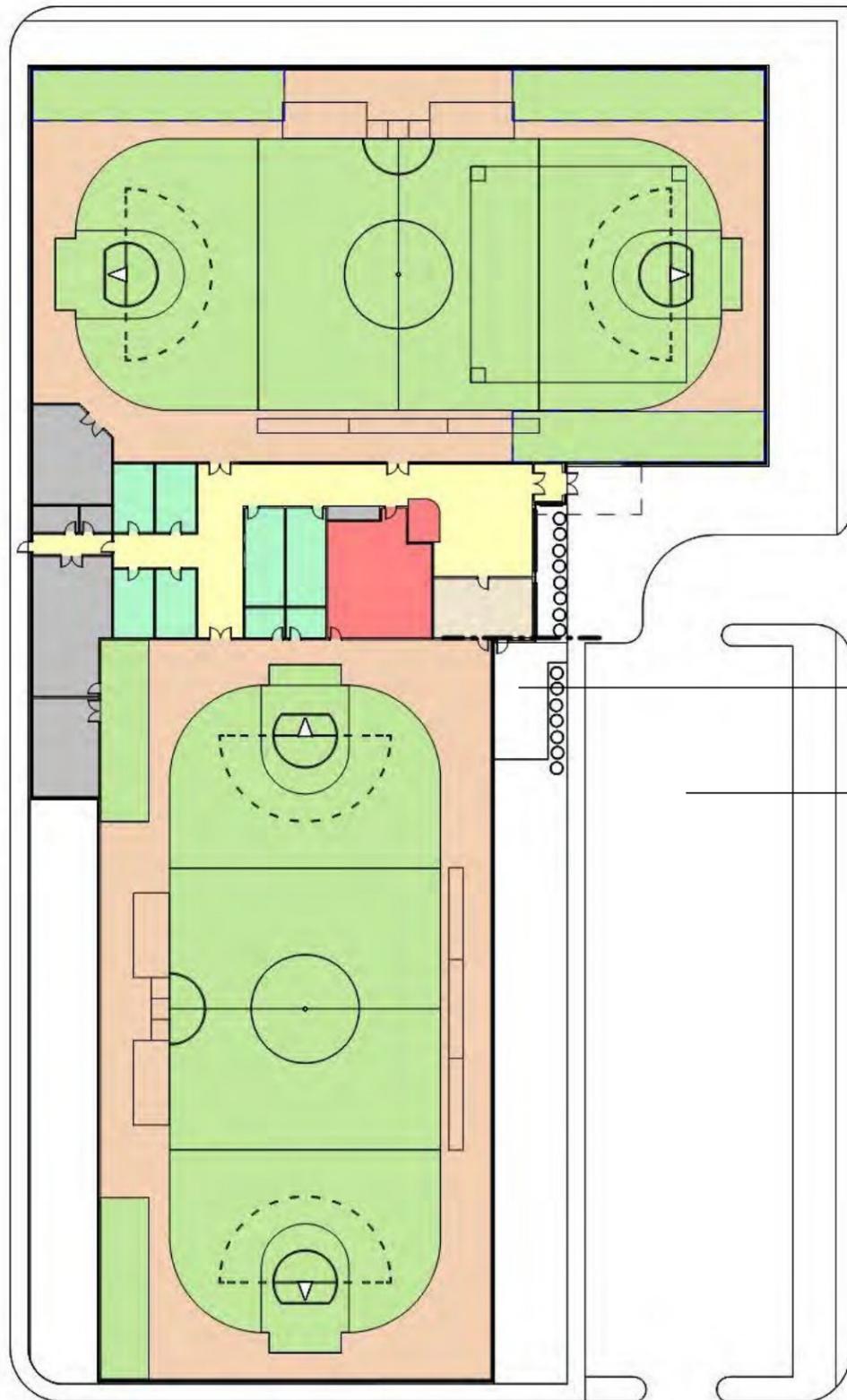


Option 4 Cost Estimates

(Nov. 2026)

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

Option 5: New Fieldhouse



Demo Existing Buildings

New Full-Sized Turf Field #1

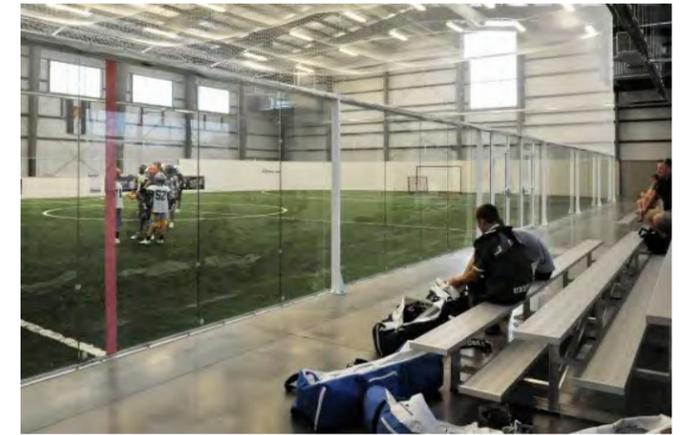
New Entry & Support Spaces

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

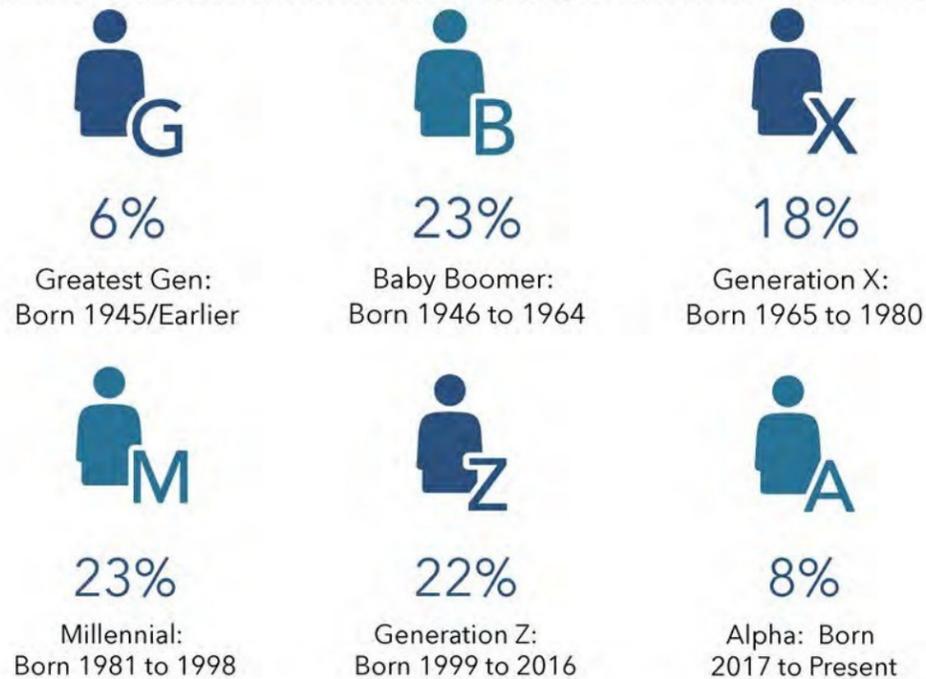
40.5	111,197	2.44	\$64,984	12%	57	19%
Median Age	Households	Avg Size Household	Median Household Income	Households Below the Poverty Level	Diversity Index	Hispanic Population

## POPULATION

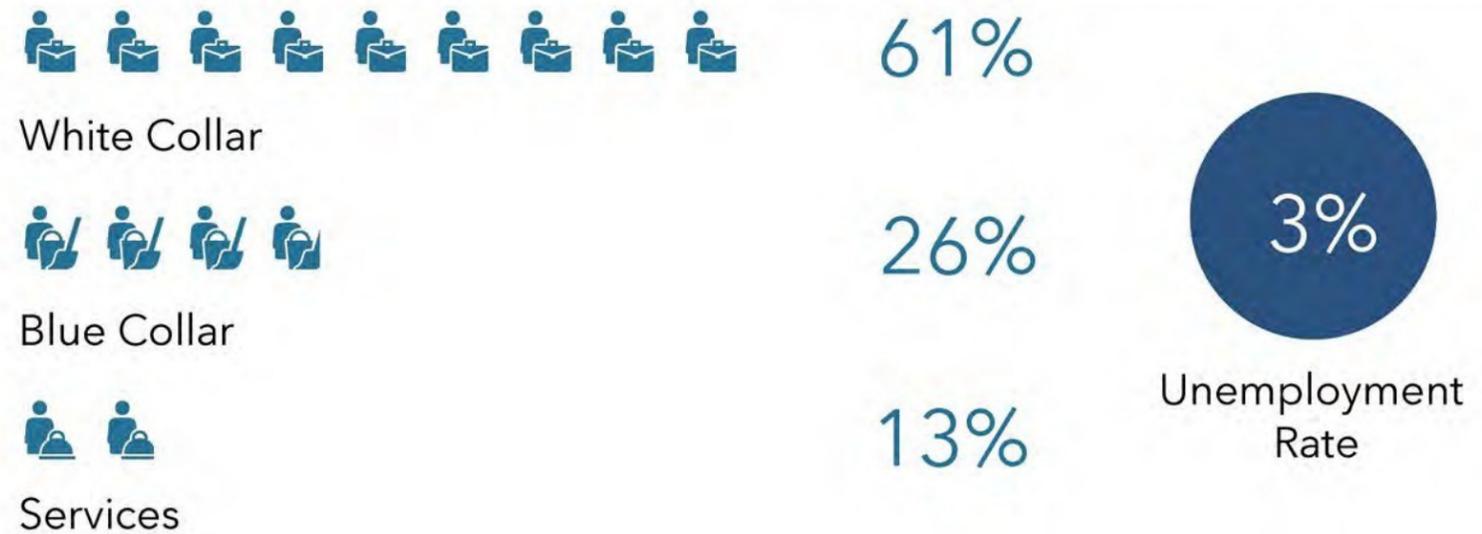
## BUSINESS



## 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
<b>Est. Annual Operating Subsidy:</b>	<b>\$ 126,000</b>
<b>Total Project Budget:</b>	<b>\$ 30-33 M</b>



## 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

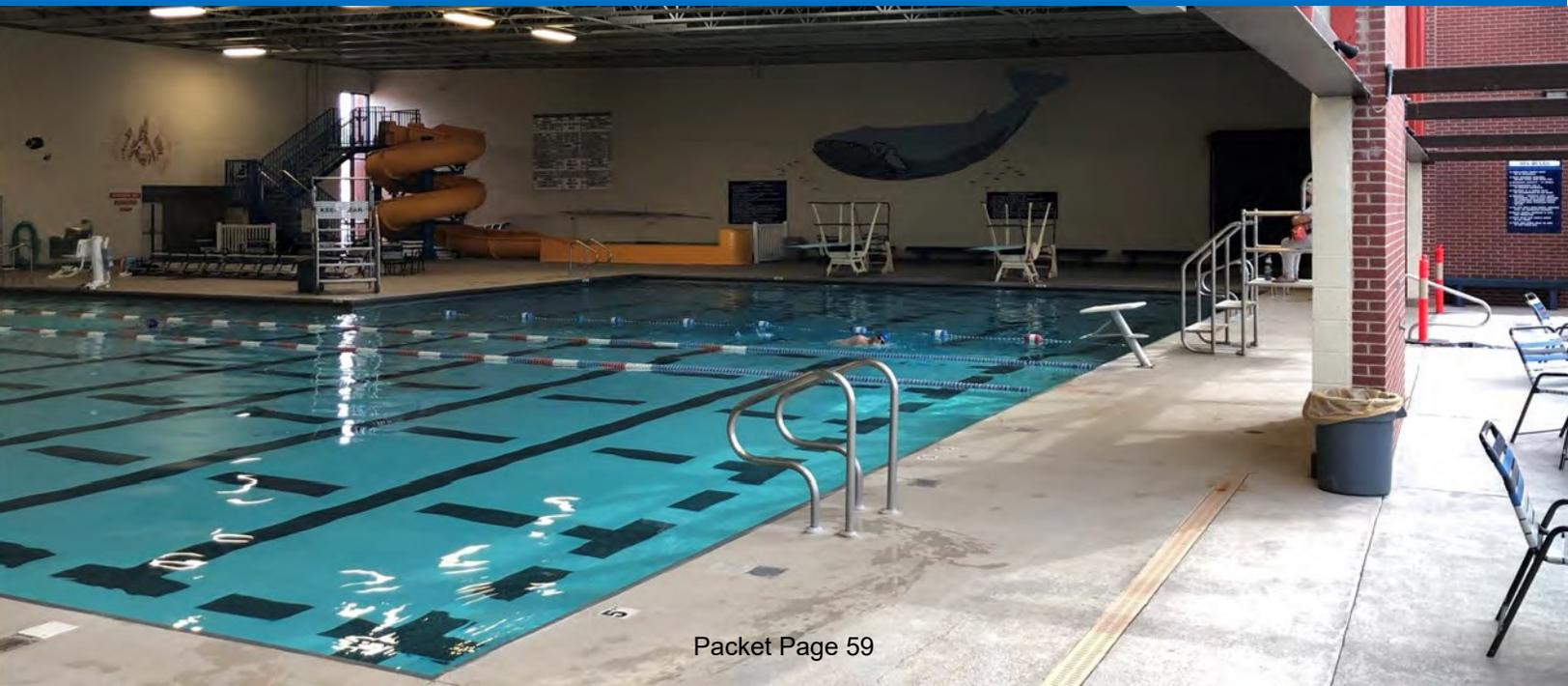
Documentation of Public Process

Existing Building Assessments



# Orchard Mesa Recreational Facility – Renovation Option Analysis

August 2023



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CHAPTER ONE – OPERATIONAL IMPLICATIONS .....1

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

1.5 OVERALL SUMMARY ..... 14

## CHAPTER ONE – OPERATIONAL IMPLICATIONS

### 1.1 DEMOGRAPHIC ANALYSIS

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

### 1.2 RECREATION TRENDS

Environmental Systems Research Institute analyzes the participation in recreation activities to determine a Market Potential Data (MPI). The MPI measures the probable demand for a product or service in the target area and communicates the likelihood that a resident of the service area will exhibit certain consumer behaviors when compared to the US National average. The National average is 100, therefore above 100 would represent a higher than average participation rate. The following charts illustrates the index of the sport and leisure market potential in the 15-minute drive time service area and the correlating programmatic and facility needs.

<b>Consumer Behavior</b>	<b>Market Potential Index</b>	<b>Program Need</b>	<b>Facility Need</b>
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.

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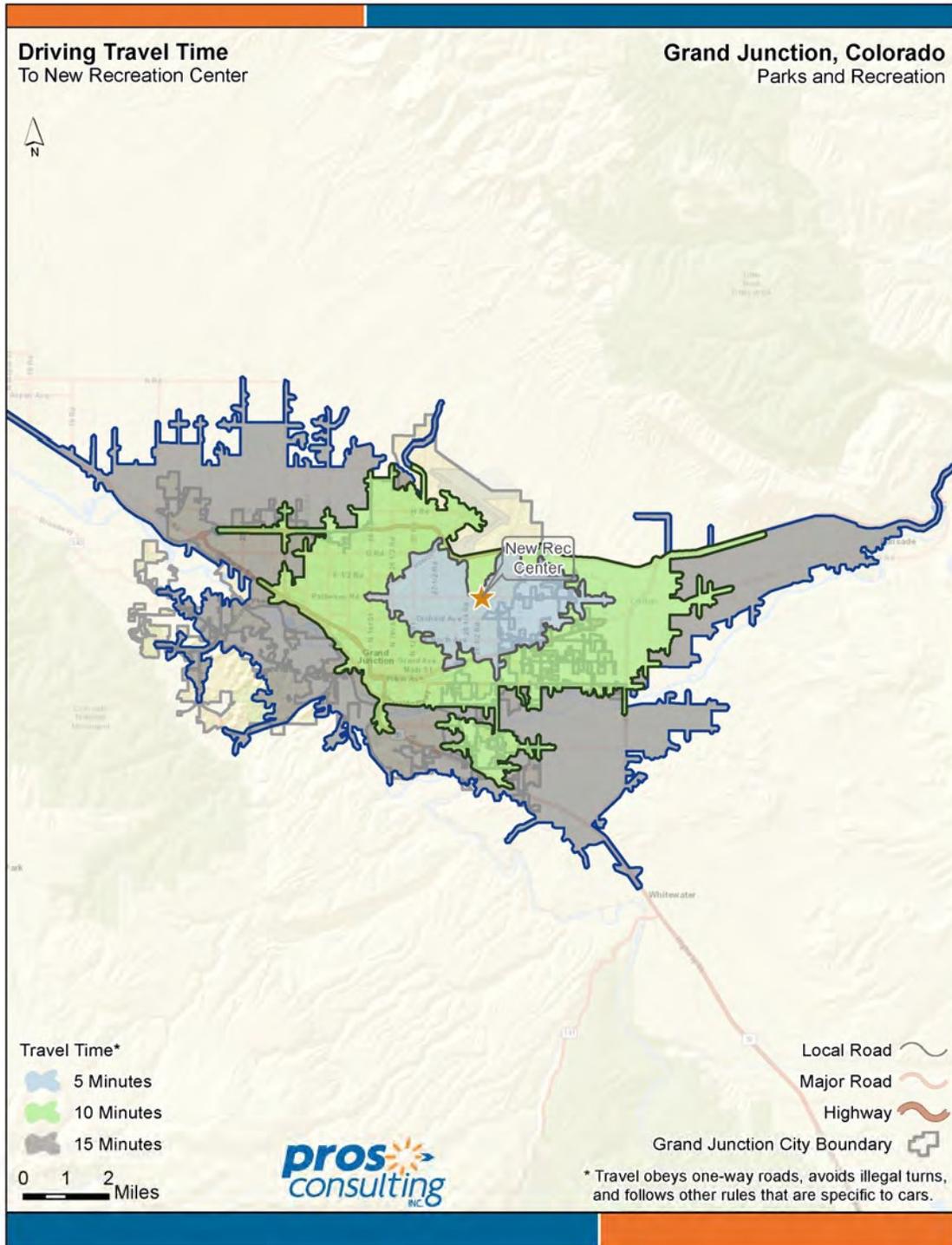
#### 1.3.2 CRC GEOGRAPHICAL SERVICE AREA

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.

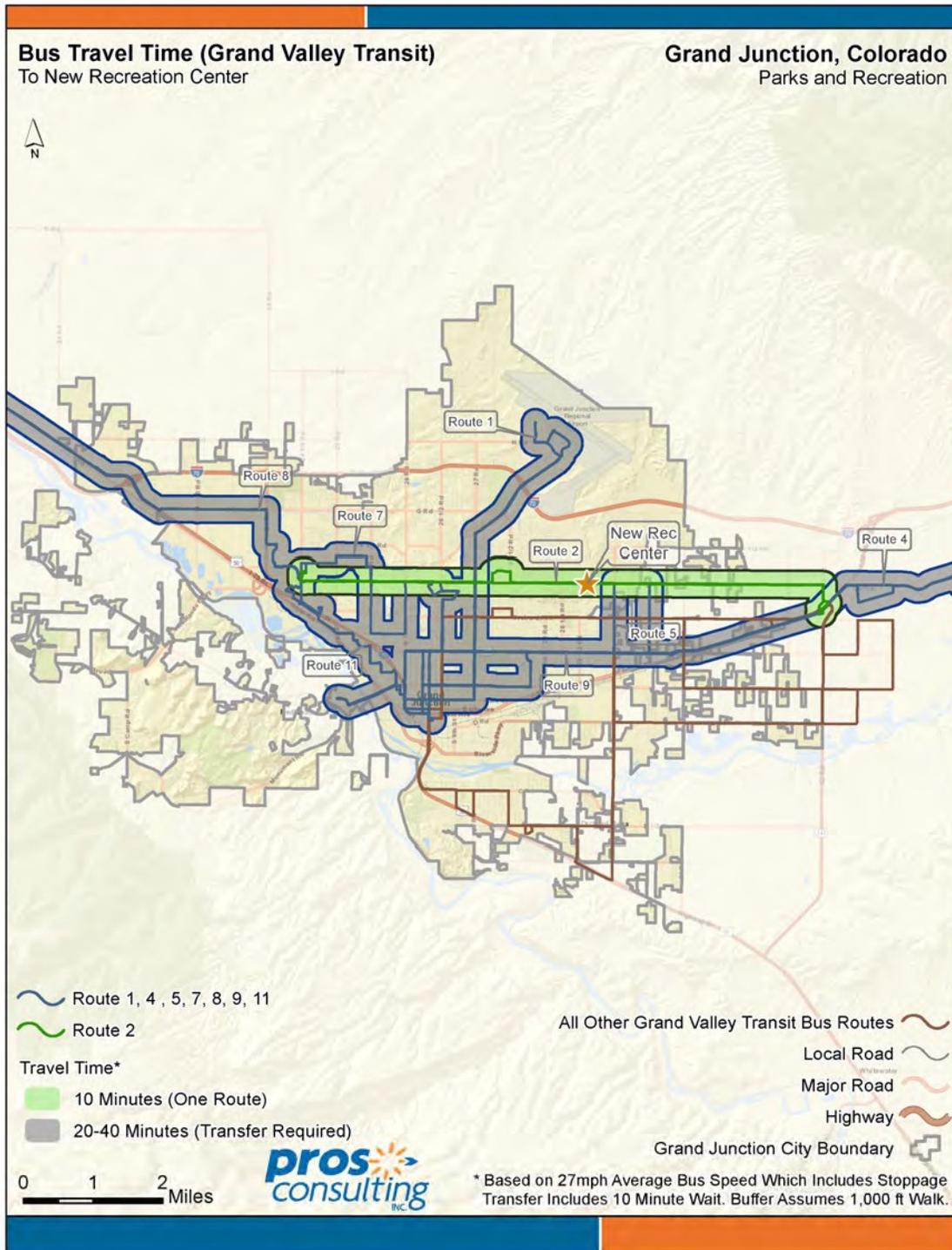
1.3.2.1 VEHICLE SERVICE AREA

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.



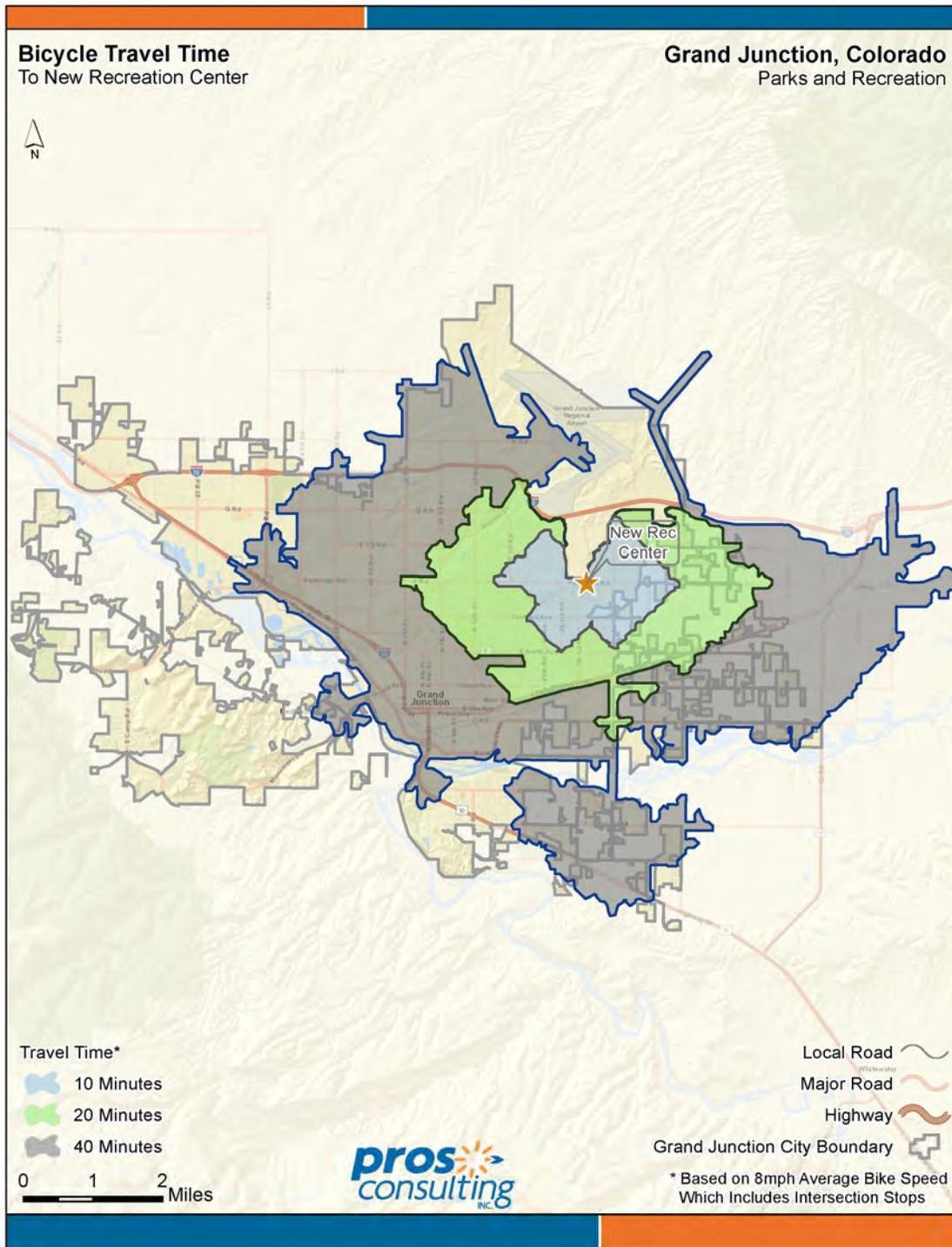
1.3.2.2 GRAND VALLEY PUBLIC TRANSIT (BUS) SERVICE AREA

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.

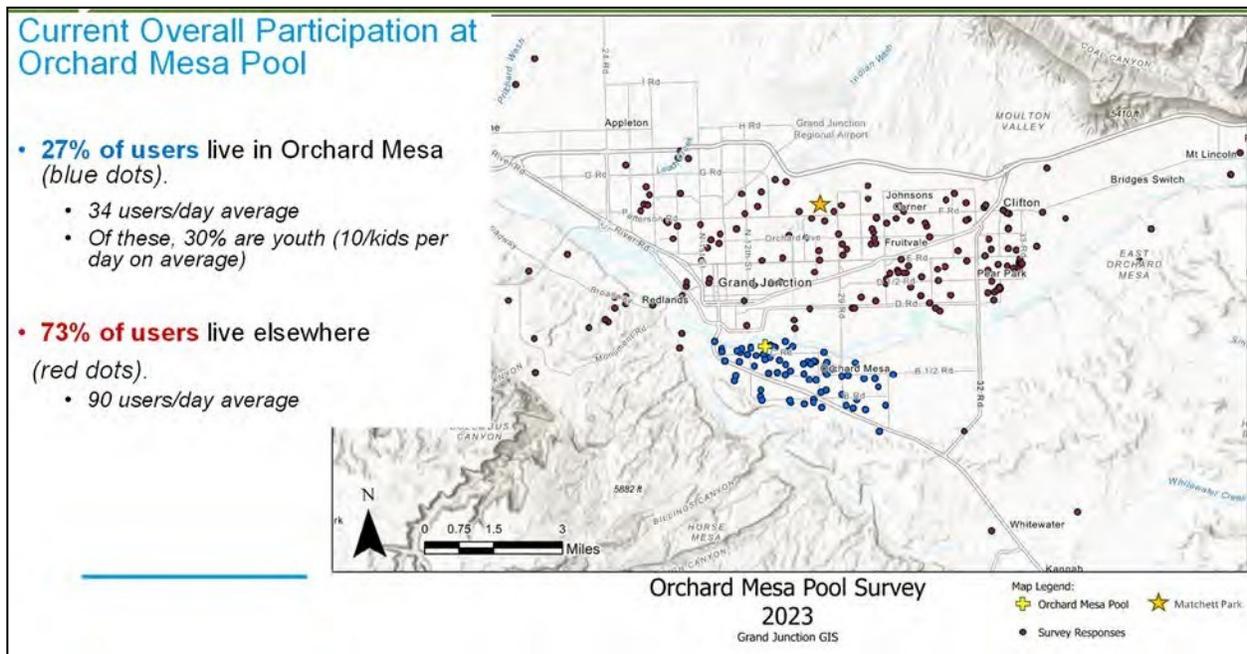


1.3.3 ORCHARD MESA CURRENT UTILIZATION

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:

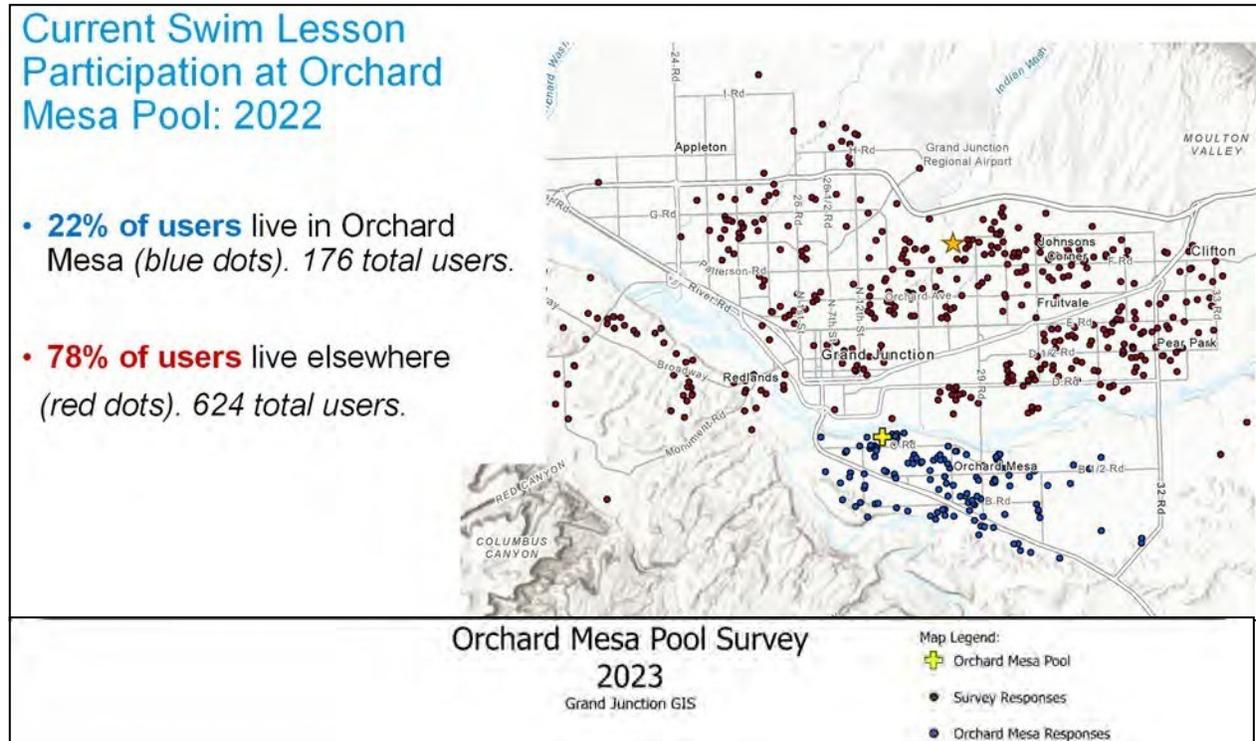
1.3.3.1 OVERALL USER PARTICIPATION

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

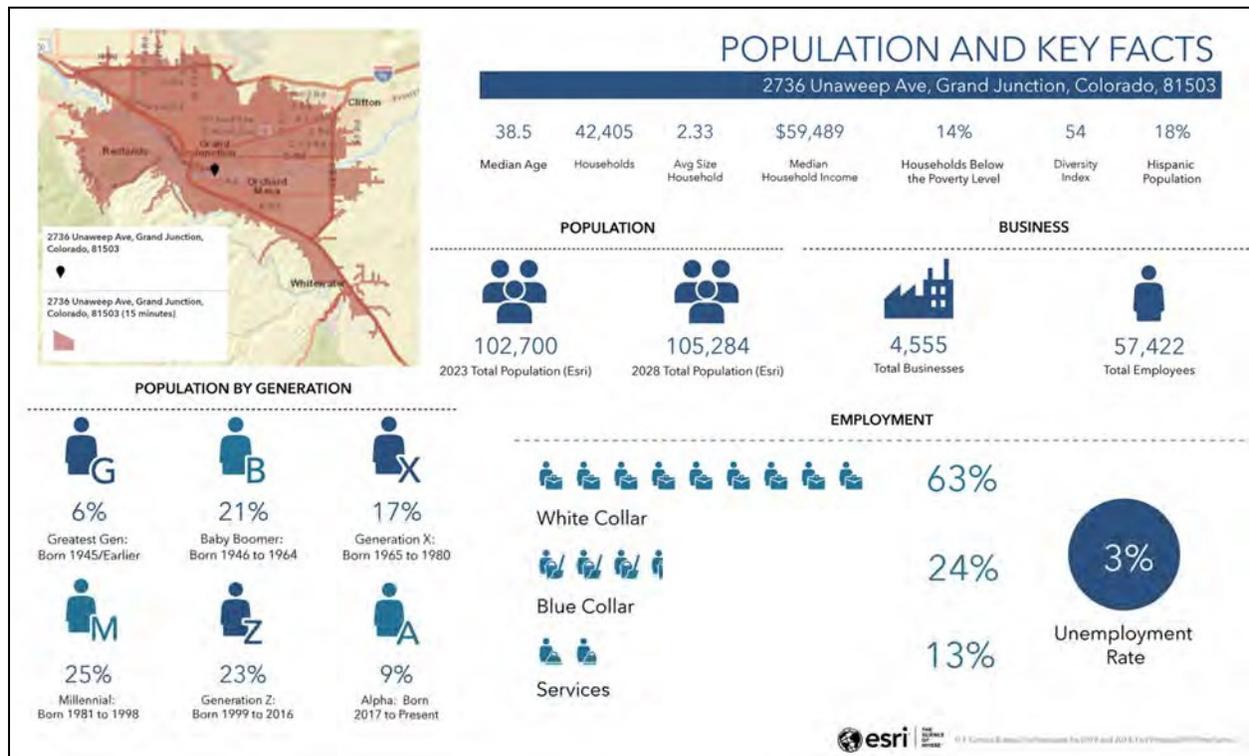
Upon completion of the community engagement process, the OLC developed five renovation options master plans for review by the community in August 2023.

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

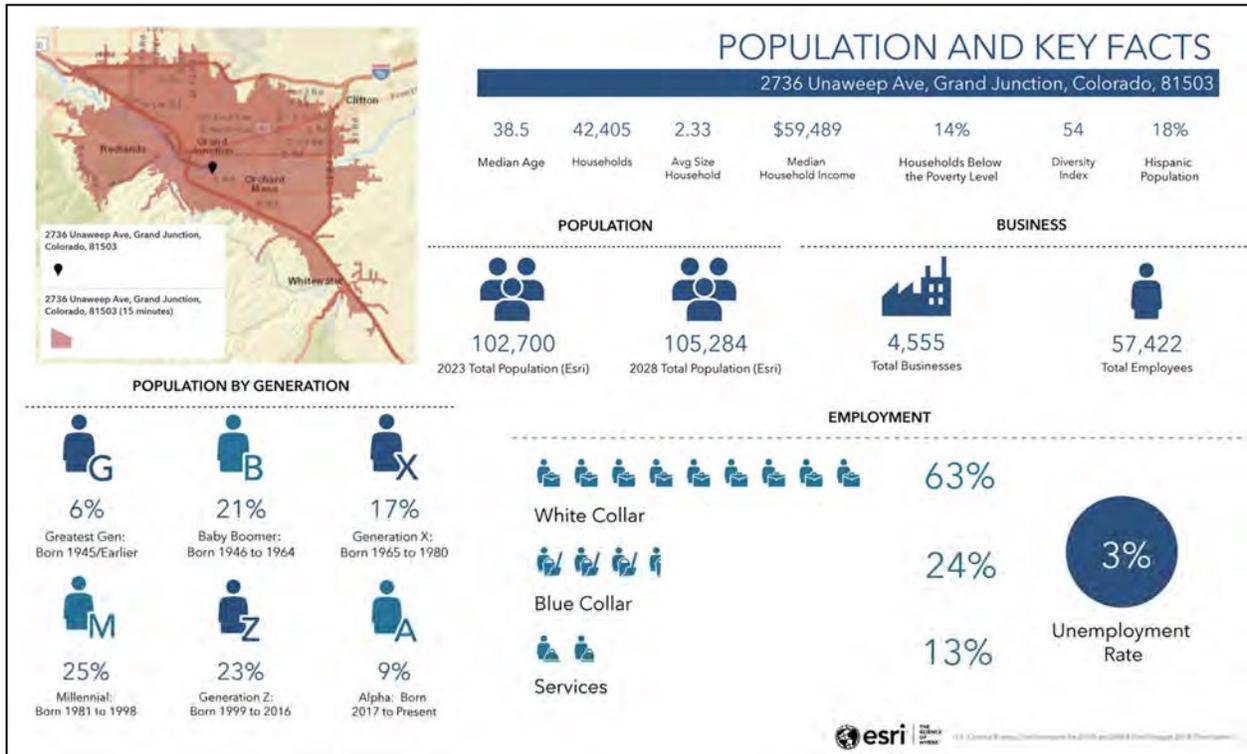
The following section summarizes the projected annual visitation and the operating financial implications for Option 1.

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.



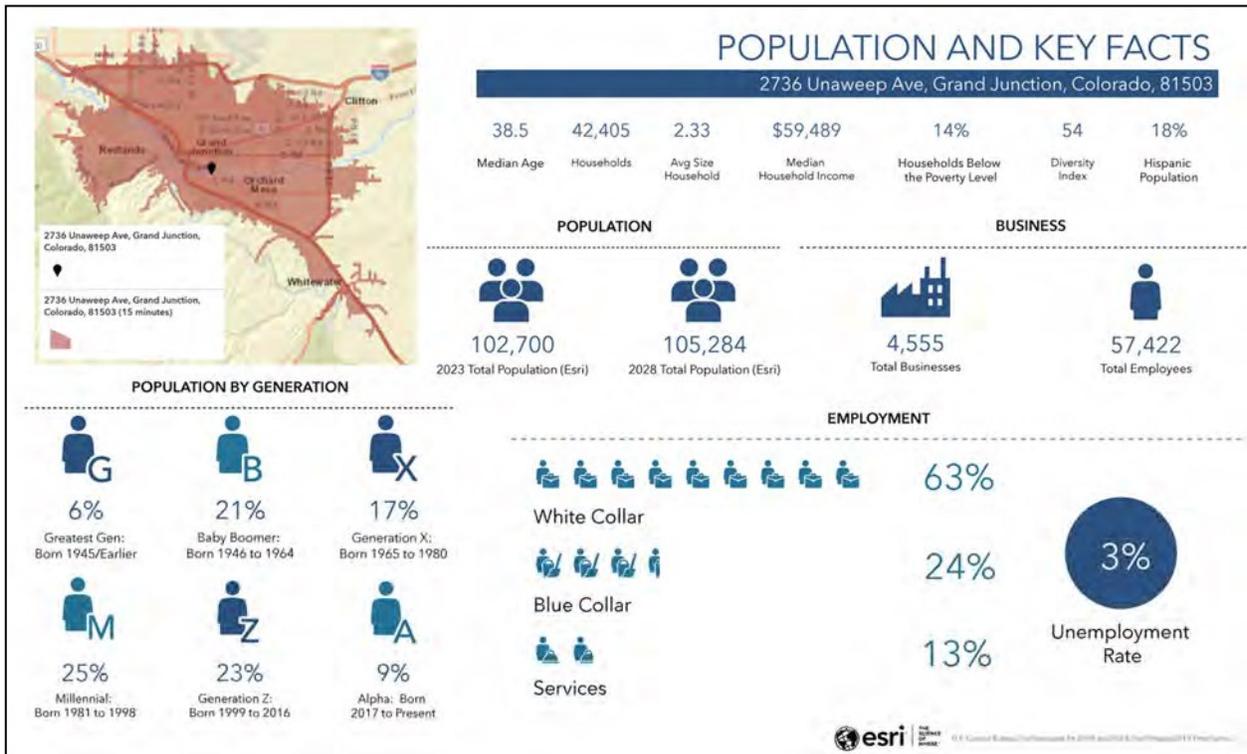
1.4.2.2 OPERATING IMPACT

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
<b>Option 3: Full Facility Renovation</b>	52,500	\$650,000	\$260,000	40%	\$390,000	\$7.43

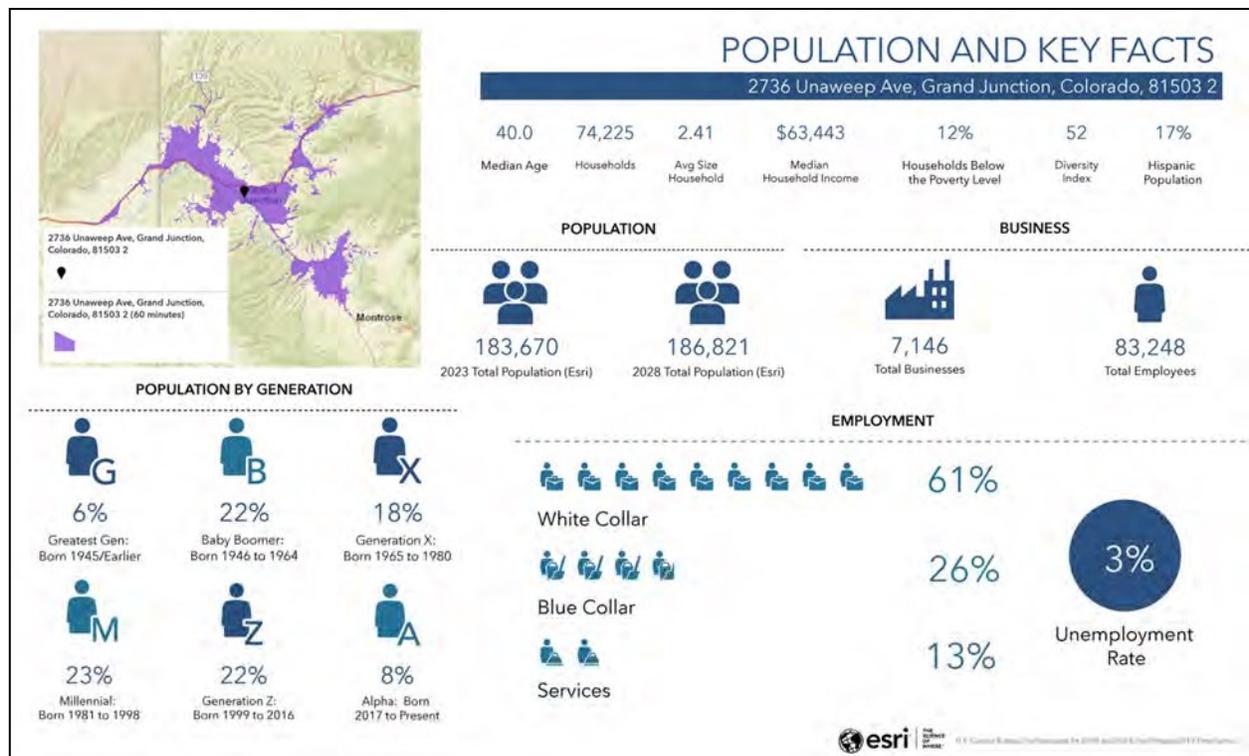
### 1.4.3.2 OPERATING IMPACT

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

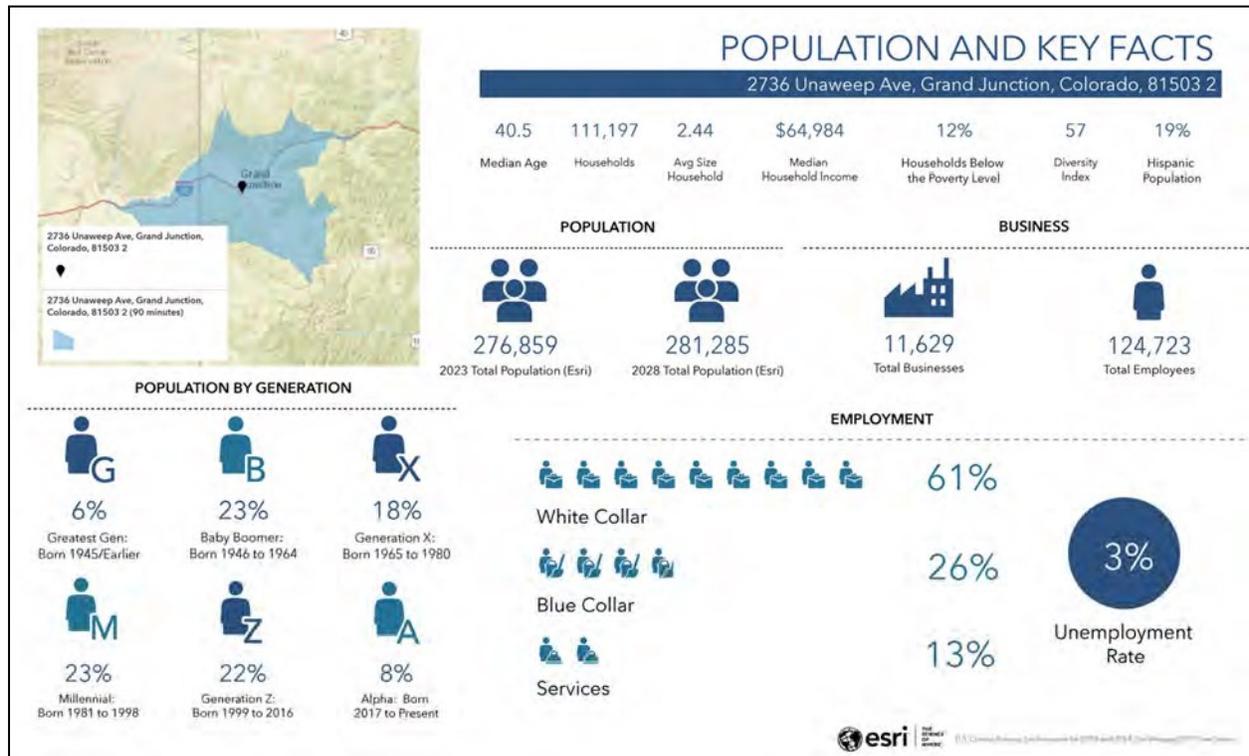
The following section summarizes the projected annual visitation and the operating financial implications for Renovation Option #4.

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
<b>Option 5: New Fieldhouse</b>	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
<b>Option 1: Status Quo</b>	<\$800,000	15 minute drive time	102,700	14,000	\$525,000	\$125,000	24%	\$400,000	\$28.57
<b>Option 2: Basic Modernization of Pool</b>	\$5.7M - \$6.2M	15 minute drive time	102,700	26,250	\$650,000	\$195,000	30%	\$455,000	\$17.33
<b>Option 3: Full Facility Renovation</b>	\$12.6M - \$13.5M	15 minute drive time	102,700	52,500	\$650,000	\$260,000	40%	\$390,000	\$7.43
<b>Option 4: Convert Pool/ Add Turf</b>	\$27.5M - \$29M	60 minute drive time	183,670	78,750	\$540,000	\$378,000	70%	\$162,000	\$2.06
<b>Option 5: New Fieldhouse</b>	\$30M - \$33M	90 minute drive time	276,859	98,000	\$630,000	\$504,000	80%	\$126,000	\$1.29
<b>New CRC</b>	\$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



Prepared for OLC

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**SUMMARY**

Element	Area	Cost / SF	Total
<b>Option 1</b>			
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
<b>Total Estimated Construction Cost - Option 1</b>			
	35,786	\$137.64	\$4,925,453
<b>Option 2</b>			
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
<b>Total Estimated Construction Cost - Option 2</b>			
	38,558	\$280.82	\$10,827,773
<b>Option 3</b>			
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
<b>Total Estimated Construction Cost - Option 3</b>			
	38,464	\$377.26	\$14,510,760
<b>Option 4</b>			
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
<b>Total Estimated Construction Cost - Option 4</b>			
	39,152	\$307.66	\$12,045,298
<b>Option 5</b>			
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

<b>Total Estimated Construction Cost - Option 5</b>	<b>45,345</b>	<b>\$510.15</b>	<b>\$23,132,736</b>
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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**



<b>Total Estimated Construction Cost - Option 6</b>	<b>52,018</b>	<b>\$505.93</b>	<b>\$26,317,283</b>
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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

<b>Total Estimated Construction Cost - Option 7</b>	<b>66,827</b>	<b>\$490.14</b>	<b>\$32,754,687</b>
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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	
<b>Subtotal Cost</b>	<b>\$3,134,239</b>	<b>\$87.58</b>	<b>\$6,890,094</b>	<b>\$192.54</b>	<b>\$9,233,709</b>	<b>\$240.06</b>	<b>\$7,664,848</b>	<b>\$195.77</b>	
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
<b>Total Estimated Construction Cost</b>	<b>\$4,925,453</b>	<b>\$137.64</b>	<b>\$10,827,773</b>	<b>\$302.57</b>	<b>\$14,510,760</b>	<b>\$377.26</b>	<b>\$12,045,298</b>	<b>\$307.66</b>	

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
<b>Total Estimated Construction Cost</b>	<b>\$23,132,736</b>	<b>\$510.15</b>	<b>\$26,317,283</b>	<b>\$505.93</b>	<b>\$32,754,687</b>	<b>\$490.14</b>	

**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

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

## 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

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$4,925,453</b>	<b>\$137.64</b>
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Total Area: 35,786 SF

**Orchard Mesa Pool Rev2**

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

**DETAIL ELEMENTS - OPTION 1**

Element	Quantity	Unit	Unit Cost	Total
<b>Site</b>				
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
<b>Total - Site</b>				<b>\$173,493</b>
<b>Band Room</b>				
2 Site Works / Demolition	1,268	sf		
Building Demolition	1,268	sf	\$10.00	\$12,680
Hazardous Material Mitigation - asbestos	1,268	sf	\$15.00	\$19,020
Replace building footprint with Sod and Irrigation	1,268	sf	\$2.00	\$2,536
<b>Total - Band Room</b>				<b>\$34,236</b>
<b>Circulation</b>				
2 Site Works / Demolition	1,818	sf		
Building Demolition	1,034	sf	\$10.00	\$10,340
Hazardous Material Mitigation - asbestos	1,034	sf	\$15.00	\$15,510
Replace building footprint with Sod and Irrigation	1,034	sf	\$2.00	\$2,068
8 Doors & Windows				
New building access/entry, \$15,000 allowance	1	al	\$15,000.00	\$15,000
9 Finishes				
Minor finish upgrade, allowance	784	sf	\$2.50	\$1,960
New exterior walls and roof tie-in	960	sf	\$40.00	\$38,400
New exterior finishes	960	sf	\$7.00	\$6,720
<b>Total - Circulation</b>				<b>\$89,998</b>

**Orchard Mesa Pool Rev2**

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

**DETAIL ELEMENTS - OPTION 1**

Element	Quantity	Unit	Unit Cost	Total
<b>Gym</b>	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**

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

**Total - Lobby** **\$6,210**

<b>Locker / Teams</b>	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**

<b>Mechanical</b>				
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
<b>Existing Mezzanine</b>	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
<b>Total - Existing Mezzanine</b>				<b>\$79,500</b>
<b>Electrical</b>	239	sf		
16 Electrical				
New Electrical Distribution	239	sf	\$20.00	\$4,780
<b>Total - Electrical</b>				<b>\$4,780</b>
<b>Music Room</b>	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
<b>Total - Music Room</b>				<b>\$24,192</b>
<b>Natorium</b>	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

<b>Total - Natatorium</b>				<b>\$1,355,362</b>
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Office	Quantity	Unit	Unit Cost	Total
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

<b>Total - Office</b>				<b>\$30,349</b>
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Pool	Quantity	Unit	Unit Cost	Total
11 Equipment				
Pool Allowance - Light Remodel: \$500,000-\$700,000	1	ls	\$700,000.00	\$700,000
All new pool mechanical equipment (mechanical room footprint to remain intact)				
Existing lap pool underground piping to remain				
Existing waterslide and associated mechanical systems to remain				
Refinish waterslide with new gel coat				
Add new 100 SF spa				
Cosmetic updates to the lap pool (new plaster, removal of surface corrosion on S/S items, resurface starting blocks, new depth markers, etc.)				
Add "minor" features to lap pool including Aqua Zip'n, volleyball, basketball, and log roll				
Replace ADA lift				
Replace all safety and maintenance equipment	1	ls	\$25,000.00	\$25,000
Replace portable ADA stair with similar make and model	1	ls	\$7,500.00	\$7,500
New Pool Boilers, \$100,000 allowance	1	ls	\$100,000.00	\$100,000
New Pumps, \$25,000 allowance	1	ls	\$25,000.00	\$25,000
New filtration system, \$50,000 allowance	1	ls	\$50,000.00	\$50,000

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**DETAIL ELEMENTS - OPTION 1**

Element	Quantity	Unit	Unit Cost	Total
12 Furnishings				
Refurbish diving stands and clean boards	1	ls	\$5,000.00	\$5,000
Replace all lifeguard stands	1	ls	\$12,000.00	\$12,000
<b>Total - Pool</b>				<b>\$924,500</b>
<b>Pool Mechanical</b>	348	sf		
15 Plumbing / HVAC				
New Piping Within Mechanical Room	348	sf	\$25.00	\$8,700
<b>Total - Pool Mechanical</b>				<b>\$8,700</b>
<b>Pool Storage / Mechanical</b>	519	sf		
15 Plumbing / HVAC				
New Piping Within Mechanical Room	519	sf	\$25.00	\$12,975
<b>Total - Pool Storage / Mechanical</b>				<b>\$12,975</b>
<b>Spa</b>	100	sf		See Pool Cost
<b>Total - Spa</b>				
<b>ST - Storage</b>	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
<b>Total - ST - Storage</b>				<b>\$19,008</b>
<b>Staff</b>	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
<b>Total - Staff</b>				<b>\$6,966</b>

**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**

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**DETAIL ELEMENTS - OPTION 1**

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Element	Quantity	Unit	Unit Cost	Total
Vending				NA
<b>Total - Vending</b>				
Viewing				NA
<b>Total - Viewing</b>				
Warm Up Zone				NA
<b>Total - Warm Up Zone</b>				
Field House				NA
<b>Total - Field House</b>				

## 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

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$10,827,773</b>	<b>\$302.57</b>
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Total Area: 35,786 SF

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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
<b>Site</b>				
Sitework - Allowance (per Option 1)	1	ls	\$173,493.00	\$173,493

<b>Total - Site</b>				<b>\$173,493</b>
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<b>Band Room</b>				NA
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<b>Total - Band Room</b>				
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<b>Circulation</b>	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

<b>Total - Circulation</b>				<b>\$276,336</b>
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<b>Gym</b>	8,312	sf		
2 Site Works / Demolition				
Interior Building Demolition	8,312	sf	\$10.00	\$83,120
Hazardous Material Mitigation - asbestos	8,312	sf	\$15.00	\$124,680
Remove existing retractable bleachers	1	ls	\$20,000.00	\$20,000
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	8,312	sf	\$28.00	\$232,736
Repair exterior skin	1	ls	\$25,000.00	\$25,000
New exterior Paint	8,312	sf	\$1.55	\$12,884
8 Doors & Windows				
New Windows	8,312	sf	\$3.00	\$24,936
New doors	8,312	sf	\$2.00	\$16,624

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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
Remove and Replace wood gym flooring with new resilient athletic (synthetic) flooring	8,312	sf	\$17.50	\$145,460
New Paint at all interior surfaces	8,312	sf	\$2.10	\$17,455
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	8,312	sf	\$25.00	\$207,800
New Plumbing work	8,312	sf	\$10.00	\$83,120
16 Electrical				
New Electrical Distribution	8,312	sf	\$18.00	\$149,616
Replace ext. lighting with new LED Light fixtures and control system	8,312	sf	\$10.00	\$83,120

<b>Total - Gym</b>				<b>\$1,226,551</b>
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**Desk** See Lobby

<b>Total - Desk</b>				
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<b>Lobby</b>	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

<b>Total - Lobby</b>				<b>\$19,650</b>
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<b>Locker / Teams</b>	1,407	sf		
2 Site Works / Demolition				
Interior Building Demolition	1,407	sf	\$10.00	\$14,070
Hazardous Material Mitigation - asbestos	1,407	sf	\$15.00	\$21,105

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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	1,407	sf	\$10.00	\$14,070
8 Doors & Windows				
New doors	1,407	sf	\$8.00	\$11,256
9 New Finishes				
New Flooring	1,407	sf	\$15.00	\$21,105
New Partitions	1,407	sf	\$16.00	\$22,512
New Paint	1,407	sf	\$2.00	\$2,814
New Ceilings	1,407	sf	\$5.70	\$8,020
10 Specialties				
Locker Room Specialties	1	ls	\$50,000.00	\$50,000
15 Plumbing /HVAC				
Repair Plumbing	1,407	sf	\$20.00	\$28,140
New HVAC unit, Exhaust fans & Distribution	1,407	sf	\$45.00	\$63,315
16 Electrical				
New Lighting	1,407	sf	\$25.00	\$35,175

<b>Total - Locker / Teams</b>				<b>\$291,582</b>
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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

<b>Total - Mechanical</b>				<b>\$40,000</b>
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<b>Existing Mezzanine</b>	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

<b>Total - Existing Mezzanine</b>				<b>\$80,242</b>
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<b>Electrical</b>	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	\$28.00	\$6,692

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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	239	sf	\$18.00	\$4,302
New Electrical switchgear	1	ea	\$300,000.00	\$300,000
New Electrical panels	1	ls	\$100,000.00	\$100,000

<b>Total - Electrical</b>				<b>\$410,994</b>
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**Music Room** NA

<b>Total - Music Room</b>				
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<b>Natorium</b>	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

<b>Total - Natatorium</b>				<b>\$1,364,542</b>
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<b>Office</b>	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

<b>Total - Office</b>				<b>\$24,730</b>
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<b>Pool</b>	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

<b>Total - Pool</b>				<b>\$1,739,500</b>
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<b>Pool Mechanical</b>	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
<b>Total - Pool Mechanical</b>				<b>\$18,444</b>
<b>Pool Storage / Mechanical</b>	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
<b>Total - Pool Storage / Mechanical</b>				<b>\$29,362</b>
<b>Spa</b>	100	sf		See Pool Cost
<b>Total - Spa</b>				
<b>ST - Storage</b>	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
<b>Total - ST - Storage</b>				<b>\$164,608</b>
<b>Staff</b>	391	sf		
2 Site Works / Demolition Interior Building Demolition	391	sf	\$10.00	\$3,910
Hazardous Material Mitigation - asbestos	391	sf	\$15.00	\$5,865
7 Thermal & Moisture Protection New Roof Insulation and Roofing	391	sf	\$28.00	\$10,948

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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
9 New Finishes				
New Flooring	391	sf	\$14.00	\$5,474
New Partitions	391	sf	\$16.00	\$6,256
New Paint	391	sf	\$2.00	\$782
New Ceilings	391	sf	\$5.70	\$2,229
15 Plumbing / HVAC				
New HVAC	391	sf	\$20.00	\$7,820
16 Electrical				
New Electrical Distribution	391	sf	\$15.00	\$5,865
New LED Lighting	391	sf	\$25.00	\$9,775

<b>Total - Staff</b>				<b>\$58,924</b>
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**Vestibule** NA

<b>Total - Vestibule</b>				
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<b>Family</b>	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

<b>Total - Family</b>				<b>\$39,746</b>
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<b>Fitness</b>	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

<b>Total - Fitness</b>				<b>\$447,815</b>
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<b>Group Exercise 1</b>	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

<b>Total - Group Exercise 1</b>				<b>\$106,646</b>
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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
<b>Group Exercise 2</b>	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

<b>Total - Group Exercise 2</b>				<b>\$223,959</b>
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<b>Outdoor Turf/Training</b>	1,763	sf		
2 Site Works / Demolition				
Outdoor Training turf area, allowance	1	al	\$50,000.00	\$50,000

<b>Total - Outdoor Turf/Training</b>				<b>\$50,000</b>
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<b>Party</b>				
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

<b>Total - Party</b>				<b>\$24,609</b>
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**DETAIL ELEMENTS - OPTION 2**

Element	Quantity	Unit	Unit Cost	Total
<b>Toilet Rms</b>	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**

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**DETAIL ELEMENTS - OPTION 2**

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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

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$14,510,760</b>	<b>\$377.26</b>
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Total Area: 38,464 SF

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**DETAIL ELEMENTS - OPTION 3**

Element	Quantity	Unit	Unit Cost	Total
<b>Site</b>				
Sitework - Allowance (per Option 1)	1	ls	\$173,493.00	\$173,493

<b>Total - Site</b>				<b>\$173,493</b>
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<b>Band Room</b>				NA
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<b>Total - Band Room</b>				
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<b>Circulation</b>	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

<b>Total - Circulation</b>				<b>\$306,023</b>
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<b>Gym</b>	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

<b>Total - Gym</b>				<b>\$1,109,055</b>
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**Desk** See Lobby

<b>Total - Desk</b>				
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<b>Lobby</b>	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

<b>Total - Lobby</b>				<b>\$15,101</b>
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<b>Locker / Teams</b>	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

<b>Total - Locker / Teams</b>				<b>\$292,125</b>
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<b>Mechanical</b>	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

<b>Total - Mechanical</b>				<b>\$67,768</b>
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<b>Existing Mezzanine</b>	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

<b>Total - Existing Mezzanine</b>				<b>\$84,482</b>
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<b>Electrical</b>	239	sf		
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	239	sf	\$28.00	\$6,692

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**DETAIL ELEMENTS - OPTION 3**

Element	Quantity	Unit	Unit Cost	Total
16 Electrical				
New Electrical Distribution	239	sf	\$18.00	\$4,302
New Electrical switchgear	1	ls	\$300,000.00	\$300,000
New Electrical panels	1	ls	\$100,000.00	\$100,000

<b>Total - Existing Mezzanine</b>				<b>\$410,994</b>
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**Music Room** NA

<b>Total - Music Room</b>				
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<b>Natatorium</b>	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

<b>Total - Natatorium</b>				<b>\$1,364,542</b>
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<b>Office</b>	157	sf		
2 Site Works / Demolition				
Interior Building Demolition	157	sf	\$10.00	\$1,570
Hazardous Material Mitigation - asbestos	157	sf	\$15.00	\$2,355
7 Thermal & Moisture Protection				
New Roof Insulation and Roofing	157	sf	\$28.00	\$4,396
9 New Finishes				
New Flooring	157	sf	\$14.00	\$2,198
New Partitions	157	sf	\$16.00	\$2,512
New Paint	157	sf	\$2.00	\$314

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**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

<b>Total - Office</b>				<b>\$23,660</b>
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<b>Pool</b>	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

<b>Total - Pool</b>				<b>\$3,974,500</b>
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<b>Pool Mechanical</b>	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

<b>Total - Pool Mechanical</b>				<b>\$18,444</b>
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<b>Pool Storage / Mechanical</b>	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

<b>Total - Pool Storage / Mechanical</b>				<b>\$14,151</b>
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<b>Spa</b>	100	sf		See Pool Cost
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<b>Total - Spa</b>				
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<b>ST - Storage</b>	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

<b>Total - ST - Storage</b>				<b>\$243,345</b>
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<b>Staff</b>	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

<b>Total - Staff</b>				<b>\$74,321</b>
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<b>Vestibule</b>	90	sf		NA
New Vestibule	90	sf	\$115.00	\$10,350
New Entry Canopy, Allowance	332	sf	\$37.00	\$12,284

<b>Total - Vestibule</b>				<b>\$22,634</b>
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<b>Family</b>	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

<b>Total - Family</b>				<b>\$53,214</b>
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<b>Fitness</b>	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

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**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

<b>Total - Fitness</b>				<b>\$355,955</b>
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<b>Group Exercise 1</b>	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

<b>Total - Group Exercise 1</b>				<b>\$165,544</b>
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<b>Group Exercise 2</b>	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

<b>Total - Group Exercise 2</b>				<b>\$346,529</b>
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<b>Outdoor Turf/Training</b>	1,635	sf		
2 Site Works / Demolition				
Outdoor Training turf area, allowance	1,635	sf	\$8.75	\$14,306

<b>Total - Outdoor Turf/Training</b>				<b>\$14,306</b>
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<b>Party</b>				
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

<b>Total - Party</b>				<b>\$30,963</b>
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<b>Toilet Rms</b>	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

<b>Total - Toilet Rms</b>				<b>\$72,560</b>
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<b>Lounge</b>				NA
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<b>Total - Lounge</b>				
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**DETAIL ELEMENTS - OPTION 3**

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Element	Quantity	Unit	Unit Cost	Total
Vending				NA
<b>Total - Vending</b>				
Viewing				NA
<b>Total - Viewing</b>				
Warm Up Zone				NA
<b>Total - Warm Up Zone</b>				
Field House				NA
<b>Total - Field House</b>				

## Option 4

**SUMMARY - OPTION 4**

<b>Element</b>		<b>Total</b>	<b>Cost / SF</b>
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

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$12,045,298</b>	<b>\$307.66</b>
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Total Area: 39,152 SF

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**DETAIL ELEMENTS - OPTION 4**

Element	Quantity	Unit	Unit Cost	Total
<b>Site</b>				
Sitework - Allowance (per Option 1)	1	ls	\$173,493.00	\$173,493

<b>Total - Site</b>				<b>\$173,493</b>
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**Band Room** NA

<b>Total - Band Room</b>				
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<b>Circulation</b>	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

<b>Total - Circulation</b>				<b>\$84,134</b>
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<b>Gym</b>	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

<b>Total - Gym</b>				<b>\$1,192,834</b>
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<b>Desk</b>	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

<b>Total - Desk</b>				<b>\$16,214</b>
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<b>Lobby</b>	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

<b>Total - Lobby</b>				<b>\$76,199</b>
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<b>Locker / Teams</b>	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

<b>Total - Locker / Teams</b>				<b>\$306,114</b>
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<b>Mechanical</b>	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

<b>Total - Mechanical</b>				<b>\$77,568</b>
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**DETAIL ELEMENTS - OPTION 4**

Element	Quantity	Unit	Unit Cost	Total
<b>Existing Mezzanine</b>	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**

<b>Electrical</b>				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**

<b>ST - Storage</b>	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**

<b>Staff</b>	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

<b>Total - Staff</b>				<b>\$63,955</b>
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<b>Vestibule</b>	78	sf		
New Vestibule	78	sf	\$115.00	\$8,970
New Entry Canopy, Allowance	1,338	sf	\$125.00	\$167,250

<b>Total - Vestibule</b>				<b>\$176,220</b>
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<b>Family</b>	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

<b>Total - Family</b>				<b>\$62,073</b>
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<b>Fitness</b>	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

<b>Total - Fitness</b>				<b>\$509,127</b>
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<b>Group Exercise 1</b>	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

<b>Total - Group Exercise 1</b>				<b>\$154,344</b>
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<b>Group Exercise 2</b>	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

<b>Total - Group Exercise 2</b>				<b>\$355,054</b>
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<b>Outdoor Turf/Training</b>	1,763	sf		
2 Site Works				
Outdoor Training turf area, allowance	1	al	\$50,000.00	\$50,000

<b>Total - Outdoor Turf/Training</b>				<b>\$50,000</b>
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<b>Party</b>				<b>NA</b>
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<b>Total - Party</b>				
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**DETAIL ELEMENTS - OPTION 4**

Element	Quantity	Unit	Unit Cost	Total
<b>Toilet Rms</b>	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

<b>Total - Toilet Rms</b>				<b>\$82,590</b>
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<b>Lounge</b>	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

<b>Total - Lounge</b>				<b>\$61,516</b>
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Vending NA

<b>Total - Vending</b>				
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<b>Viewing</b>	722	sf		
2 Site Works				
Interior Building Demolition	722	sf	\$10.00	\$7,220
Hazardous Material Mitigation - asbestos	722	sf	\$15.00	\$10,830
7 Thermal & Moisture Protection				
Replace Roofing	722	sf	\$28.00	\$20,216
New exterior Paint	722	sf	\$1.75	\$1,264
3 Doors & Windows				
New Doors	722	sf	\$3.00	\$2,166
3 New Finishes				
Remove and Replace wood gym flooring with flooring at viewing	722	sf	\$15.00	\$10,830
New Paint at all interior surfaces	722	sf	\$2.00	\$1,444
New Ceilings	722	sf	\$5.70	\$4,115
15 Plumbing / HVAC				
Replace HVAC system with new heating and cooling pad-mounted unit and ductwork.	722	sf	\$55.00	\$39,710
New Plumbing work	722	sf	\$18.00	\$12,996
16 Electrical				
New Electrical Distribution	722	sf	\$15.00	\$10,830
Replace ext. lighting with new LED Light fixtures and control system	722	sf	\$25.00	\$18,050

<b>Total - Viewing</b>				<b>\$139,671</b>
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<b>Warm Up Zone</b>	1,243	sf		
2 Site Works				
Demo old pool deck and equipment	1,243	sf	\$30.00	\$37,290
3 Concrete				
Infill pool with geofoam and CIP slab				
New concrete Slab	1,243	sf	\$125.00	\$155,375
4 Masonry				
Repair Structural Cracks in Walls	1,243	sf	\$5.00	\$6,215

**Orchard Mesa Pool Rev2**

Grand Junction, CO

Feasibility Study

Project # 23-00725.00

05/27/23

**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
<b>Total - Warm Up Zone</b>				<b>\$396,781</b>

<b>Field House</b>	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
<b>Total - Field House</b>				<b>\$2,937,828</b>

## 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

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$23,132,736</b>	<b>\$510.15</b>
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Total Area: 45,345

**DETAIL ELEMENTS - OPTION 5**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
Temporary construction barrier / fencing, allowance	1	ls	\$15,000.00	\$15,000
<b>Total - General Requirements</b>				<b>\$15,000</b>
<b>2 Sitework</b>				
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
<b>Total - Sitework</b>				<b>\$1,068,143</b>
<b>3 Concrete</b>				
Foundations				
Standard foundations	45,345	sf	\$18.00	\$816,210
Slab On Grade, 5"	45,345	sf	\$10.00	\$453,450
<b>Total - Concrete</b>				<b>\$1,269,660</b>
<b>4 Masonry</b>				
				<i>Assume No Work Required</i>
<b>Total - Masonry</b>				
<b>5 Metals</b>				
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
<b>Total - Metals</b>				<b>\$5,239,675</b>
<b>6 Wood &amp; Plastics</b>				
Misc Rough Carpentry				
Misc carpentry	45,345	sf	\$2.50	\$113,363
Building Casework	45,345	sf	\$1.25	\$56,681
<b>Total - Wood &amp; Plastics</b>				<b>\$170,044</b>

**DETAIL ELEMENTS - OPTION 5**

Element	Quantity	Unit	Unit Cost	Total
<b>7 Thermal &amp; Moisture</b>				
Misc Caulking				
Misc Caulking	45,345	sf	\$1.00	\$45,345

<b>Total - Thermal &amp; Moisture</b>				<b>\$45,345</b>
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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

<b>Total - Doors &amp; Windows</b>				<b>\$150,000</b>
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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

<b>Total - Finishes</b>				<b>\$1,172,634</b>
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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

<b>Total - Specialties</b>				<b>\$225,000</b>
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**DETAIL ELEMENTS - OPTION 5**

Element	Quantity	Unit	Unit Cost	Total
<b>11 Equipment</b>				
Field House Equipment, allow \$150,000	1	ls	\$150,000.00	\$150,000
<b>Total - Equipment</b>				<b>\$150,000</b>
<b>12 Furnishings</b> <span style="float: right;"><i>Assume Not Required</i></span>				
<b>Total - Furnishings</b>				
<b>13 Special Construction</b> <span style="float: right;"><i>No Work Required</i></span>				
<b>Total - Special Construction</b>				
<b>14 Conveying</b> <span style="float: right;"><i>No Work Required</i></span>				
<b>Total - Conveying</b>				
<b>15 Mechanical</b>				
Plumbing/Mechanical Systems	45,345	sf	\$65.00	\$2,947,425
<b>Total - Mechanical</b>				<b>\$2,947,425</b>
<b>16 Electrical</b>				
Electrical Systems	45,345	sf	\$50.00	\$2,267,250
<b>Total - Electrical</b>				<b>\$2,267,250</b>

## 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
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$26,317,283</b>	<b>\$505.93</b>

Total Area: 52,018

**DETAIL ELEMENTS - OPTION 6**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
Temporary construction barrier / fencing, allowance	1	ls	\$15,000.00	\$15,000

<b>Total - General Requirements</b>				<b>\$15,000</b>
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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

<b>Total - Sitework</b>				<b>\$1,068,143</b>
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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

<b>Total - Concrete</b>				<b>\$1,456,504</b>
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**4 Masonry**

*Assume No Work Required*

<b>Total - Masonry</b>				
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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

<b>Total - Metals</b>				<b>\$6,007,070</b>
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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

<b>Total - Wood &amp; Plastics</b>				<b>\$195,068</b>
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**DETAIL ELEMENTS - OPTION 6**

Element	Quantity	Unit	Unit Cost	Total
<b>7 Thermal &amp; Moisture</b>				
Misc Caulking				
Misc Caulking	52,018	sf	\$1.00	\$52,018

<b>Total - Thermal &amp; Moisture</b>				<b>\$52,018</b>
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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

<b>Total - Doors &amp; Windows</b>				<b>\$150,000</b>
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**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

<b>Total - Finishes</b>				<b>\$1,395,743</b>
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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

<b>Total - Specialties</b>				<b>\$225,000</b>
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**DETAIL ELEMENTS - OPTION 6**

Element	Quantity	Unit	Unit Cost	Total
<b>11 Equipment</b>				
Field House Equipment, allow \$200,000	1	ls	\$200,000.00	\$200,000
<b>Total - Equipment</b>				<b>\$200,000</b>
<b>12 Furnishings</b> <span style="float: right;"><i>Assume Not Required</i></span>				
<b>Total - Furnishings</b>				
<b>13 Special Construction</b> <span style="float: right;"><i>No Work Required</i></span>				
<b>Total - Special Construction</b>				
<b>14 Conveying</b> <span style="float: right;"><i>No Work Required</i></span>				
<b>Total - Conveying</b>				
<b>15 Mechanical</b>				
Plumbing/Mechanical Systems	52,018	sf	\$65.00	\$3,381,170
<b>Total - Mechanical</b>				<b>\$3,381,170</b>
<b>16 Electrical</b>				
Electrical Systems	52,018	sf	\$50.00	\$2,600,900
<b>Total - Electrical</b>				<b>\$2,600,900</b>

## 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
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$32,754,687</b>	<b>\$490.14</b>

Total Area: 66,827

**DETAIL ELEMENTS - OPTION 7**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
Temporary construction barrier / fencing, allowance	1	ls	\$15,000.00	\$15,000

<b>Total - General Requirements</b>				<b>\$15,000</b>
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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

<b>Total - Sitework</b>				<b>\$1,488,310</b>
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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

<b>Total - Concrete</b>				<b>\$1,871,156</b>
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**4 Masonry**

*Assume No Work Required*

<b>Total - Masonry</b>				
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**DETAIL ELEMENTS - OPTION 7**

Element	Quantity	Unit	Unit Cost	Total
<b>5 Metals</b>				
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
<b>Total - Metals</b>				<b>\$7,041,835</b>
<b>6 Wood &amp; Plastics</b>				
Misc Rough Carpentry				
Misc carpentry	66,827	sf	\$2.50	\$167,068
Building Casework	66,827	sf	\$1.25	\$83,534
<b>Total - Wood &amp; Plastics</b>				<b>\$250,601</b>
<b>7 Thermal &amp; Moisture</b>				
Misc Caulking				
Misc Caulking	66,827	sf	\$1.00	\$66,827
<b>Total - Thermal &amp; Moisture</b>				<b>\$66,827</b>
<b>8 Doors &amp; Windows</b>				
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
<b>Total - Doors &amp; Windows</b>				<b>\$255,000</b>
<b>9 Finishes</b>				
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

<b>Total - Finishes</b>				<b>\$1,794,129</b>
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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

<b>Total - Specialties</b>				<b>\$225,000</b>
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**11 Equipment**

Gymnasium Equipment, allow \$150,000	1	ls	\$150,000.00	\$150,000
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<b>Total - Equipment</b>				<b>\$150,000</b>
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**12 Furnishings**

*Assume Not Required*

<b>Total - Furnishings</b>				
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**13 Special Construction**

*No Work Required*

<b>Total - Special Construction</b>				
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**14 Conveying**

*No Work Required*

<b>Total - Conveying</b>				
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**15 Mechanical**

Plumbing/Mechanical Systems	66,827	sf	\$65.00	\$4,343,755
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<b>Total - Mechanical</b>				<b>\$4,343,755</b>
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**DETAIL ELEMENTS - OPTION 7**

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Element	Quantity	Unit	Unit Cost	Total
<b>16 Electrical</b>				
Electrical Systems	66,827	sf	\$50.00	\$3,341,350
<b>Total - Electrical</b>				<b>\$3,341,350</b>

**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
		<b>2,982,986</b>	
Subtotal		\$14,691,808	\$291.74
General Conditions		\$1,101,886	\$21.88
		<b>15,793,694</b>	<b>\$313.62</b>
Subtotal		\$15,793,694	\$313.62
General Requirements		\$868,653	\$17.25
		<b>16,662,347</b>	<b>\$330.87</b>
Subtotal		\$16,662,347	\$330.87
Bonds & Insurance		\$333,247	\$6.62
		<b>16,995,594</b>	<b>\$337.49</b>
Subtotal		\$16,995,594	\$337.49
Contractor's Fee		\$849,780	\$16.87
		<b>17,845,374</b>	<b>\$354.36</b>
Subtotal		\$17,845,374	\$354.36
Design Contingency		\$2,141,445	\$42.52
		<b>19,986,819</b>	<b>\$396.89</b>
Subtotal		\$19,986,819	\$396.89
Construction Contingency		\$999,341	\$19.84
		<b>20,986,160</b>	<b>\$416.73</b>
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**  
 7.50%

**\$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
<b>Site</b>				
Sitework - Allowance (per Option 1)	1	ls	\$173,493.00	\$173,493
<b>Total - Site</b>				<b>\$173,493</b>
<b>Renovate Admin / Lockers</b>				
	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
<b>Total - Renovate Admin / Lockers</b>				<b>\$580,030</b>
<b>Demo Building</b>				
	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
<b>Total - Demo Building</b>				<b>\$503,500</b>
<b>New Entry / Support Spaces</b>				
	6,300	sf		
New Entry / Support Spaces	6,300	sf	\$324.63	\$2,045,169
<b>Total - New Entry / Support Spaces</b>				<b>\$2,045,169</b>
<b>New Indoor Turf Field / Building</b>				
	24,630	sf		
New Indoor Turf Field / Building	24,630	sf	\$324.63	\$7,995,637
<b>Total - New Indoor Turf Field / Building</b>				<b>\$7,995,637</b>
<b>Electrical</b>				
	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

<b>Total - Electrical</b>				<b>\$410,994</b>
---------------------------	--	--	--	------------------

<b>Natatorium</b>	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

<b>Total - Natatorium</b>				<b>\$1,364,542</b>
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<b>Pool</b>	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				
<b>Total - Pool</b>				<b>\$1,600,000</b>
<b>Pool Mechanical</b>	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
<b>Total - Pool Mechanical</b>				<b>\$18,444</b>

## 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?

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

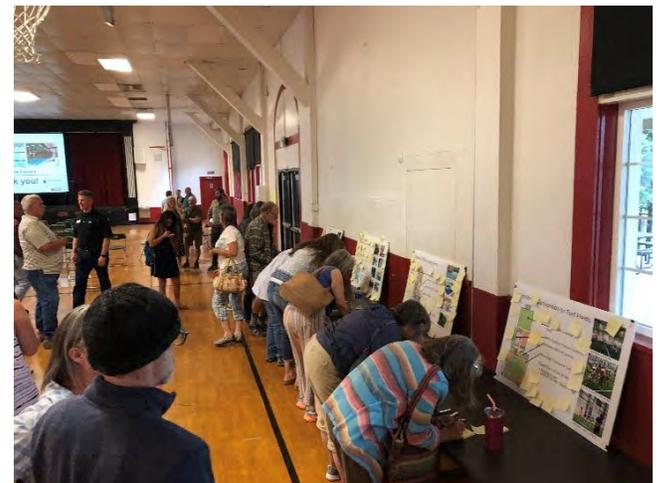
Date: June 6, 2023  
To: Ken Sherbenou / City of Grand Junction  
Cc: Emily Krause / City of Grand Junction  
From: Brian Beckler / OLC  
Project: Orchard Mesa Recreational Facility  
Reference: Public Forum #1, 5pm – 6:30pm

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

Photos from Public Forum #1





**Orchard Mesa Recreational Facility**

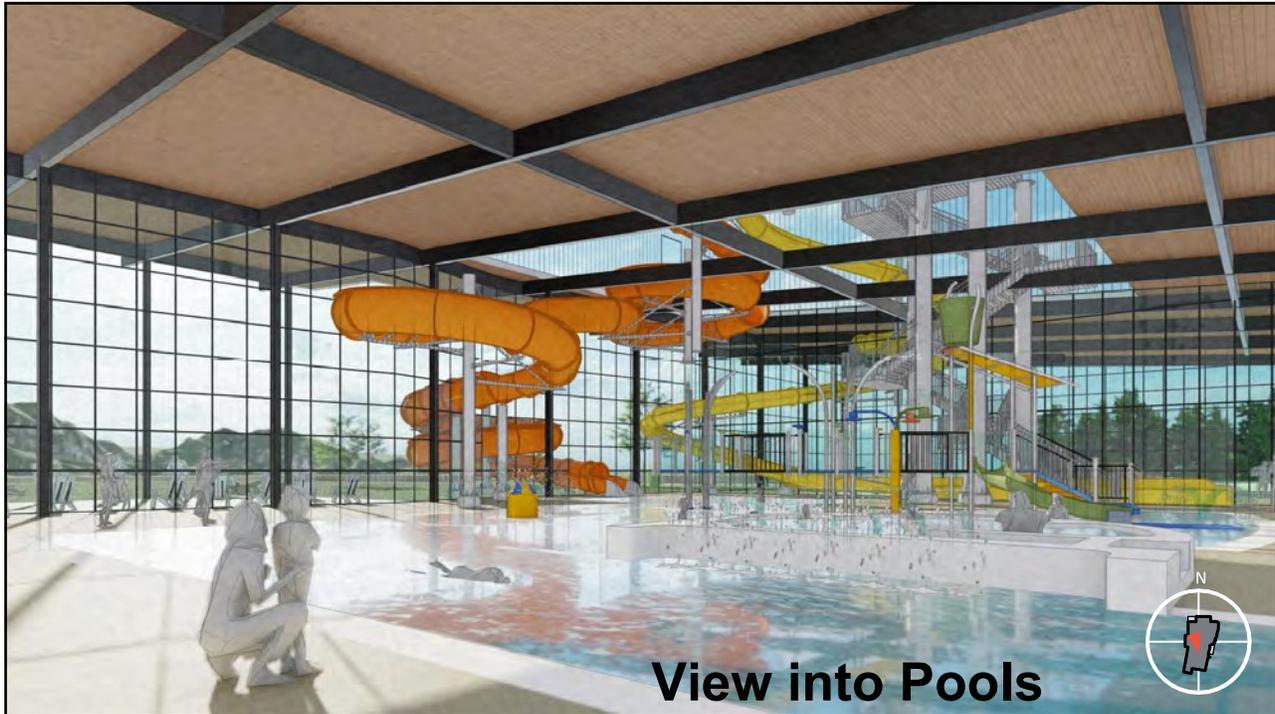
City Council  
Workshop June 5,  
2023




1

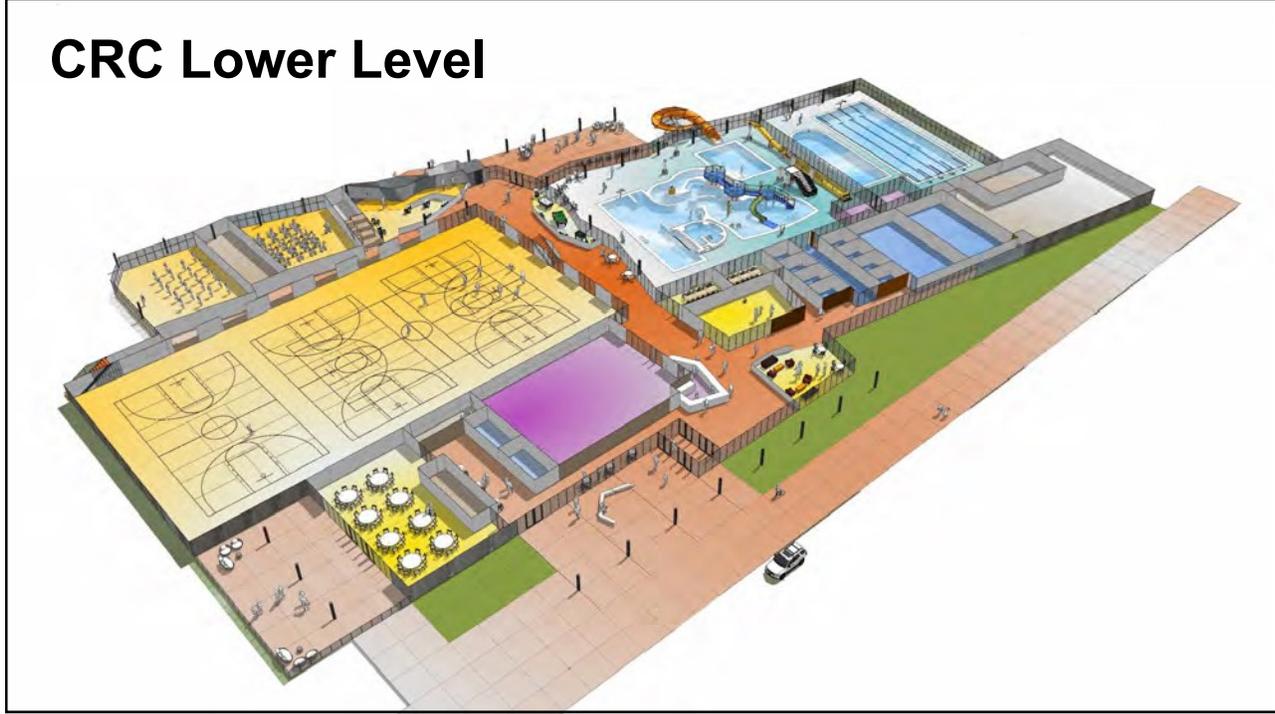


2



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, with a climbing wall in the background. In the bottom left, a circular whirlpool spa with people relaxing. In the center, a large, bright blue leisure pool with slides and water features. In the top right, a long, narrow lap pool. A large blue circle in the center of the collage contains the text: "CRC BUDGET: \$35 MILLION ON AQUATICS".
 

WELLNESS POOL

LEISURE POOL

LAP POOL

WHIRLPOOL SPA

**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



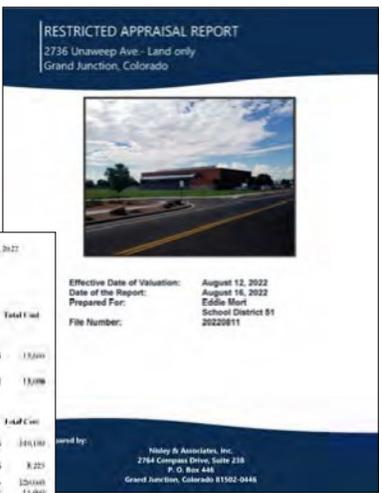
The City of Grand Junction, facility operator, and Mesa County split annual subsidy (until 2021)



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

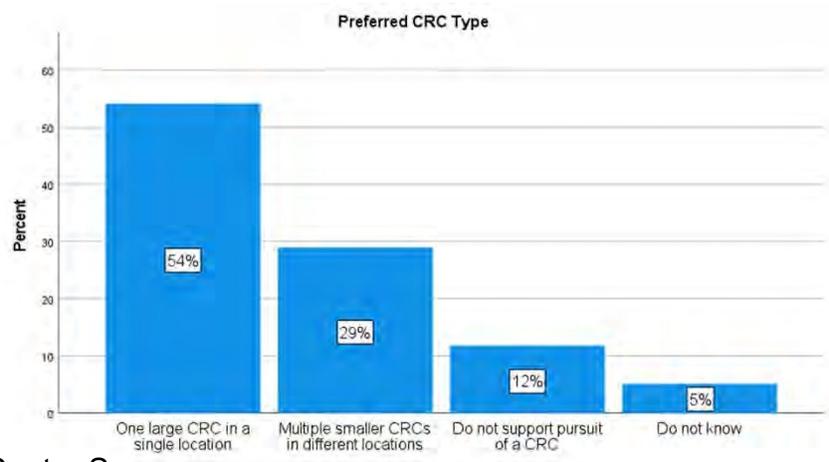
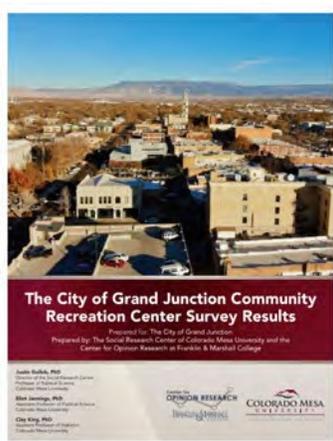
Activity Description	Area/Quantity	Units	Unit Cost	Total Cost
<b>TASK 1</b> Demolition of asbestos containing materials, asbestos abatement, asbestos removal, asbestos containment, asbestos encapsulation, and asbestos waste handling		1 Event	\$ 15,000	\$ 15,000
<b>Task 1 Subtotal \$ 15,000</b>				
<b>TASK 2</b> Asbestos Remediation Operations				
<b>Building Foundation</b>				
Core/Shell	17'x17' Non-ACM Floor Tiles with ACM Matrix on Subfloor	4,870 Sq	\$ 30	\$ 146,100
Core/Shell	9'x9' ACM Floor Tiles with ACM Matrix on Concrete	238 Sq	\$ 34	\$ 8,092
Core/Shell	Asbestos Pipe Fitting	400 Elbow	\$ 700	\$ 280,000
Core/Shell	Flange Flange	150 Fl	\$ 100	\$ 15,000
Pool	17'x17' Non-ACM Floor Tiles with ACM Matrix on Concrete	220 Sq	\$ 40	\$ 8,800
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
<b>Task 2 Subtotal \$ 364,825</b>				
<b>ESTIMATED TOTAL REMEDIATION COSTS \$ 379,825</b>				



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



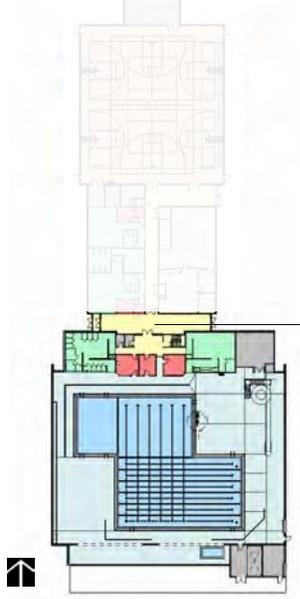
EXISTING SPA



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



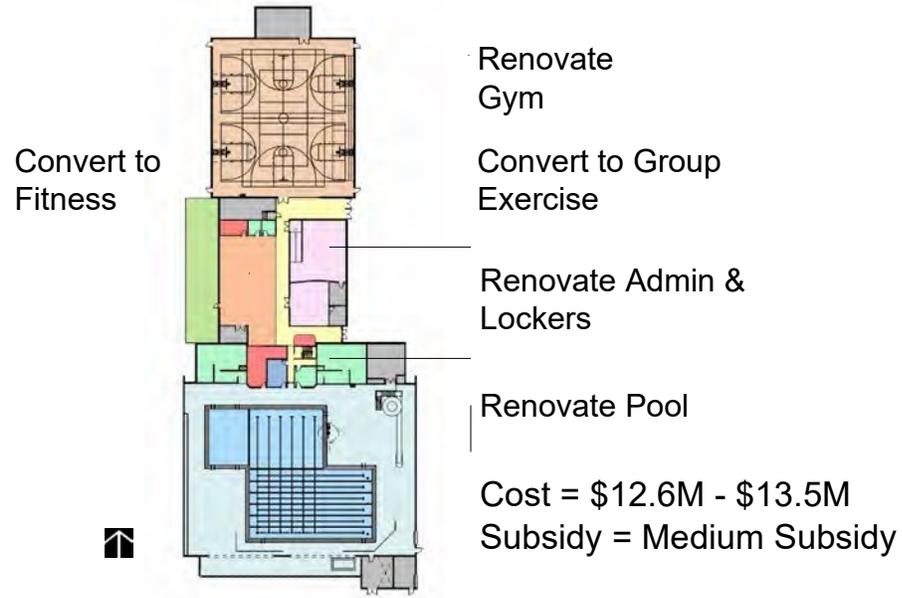
AQUA ZIP'N



VOLLEYBALL

14

### Option 3: Full Facility Reno



FLOATABLE TOYS



SPLASH PAD



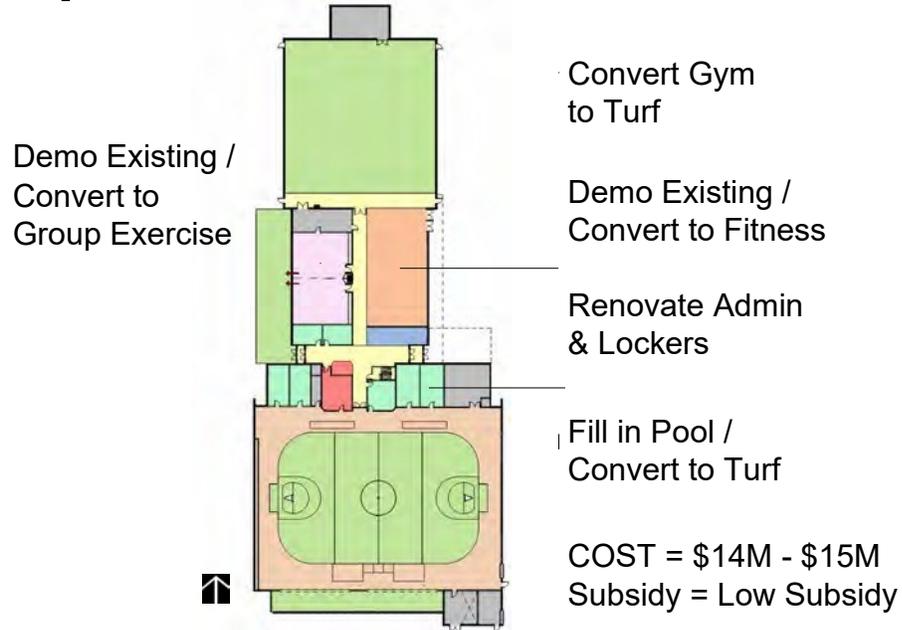
NINJACROSS



AQUACLIMB

15

### Option 4: Conversion to Turf Fields



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

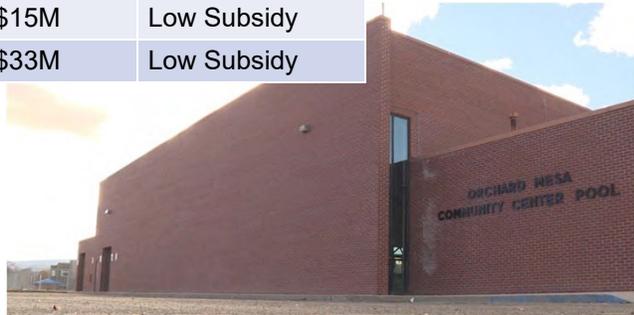
· New Full Sized Turf Field #2

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



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



The exterior of Orchard Mesa Community Center Pool



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Questions and Answers

Thank you!



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# WORKSHOP #2

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

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

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

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



## MEETING NOTES #3

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 7<sup>th</sup> or October 9<sup>th</sup> 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	Total Pages:	1
To:	Ken Sherbenou / City of Grand Junction	Email:	X
Cc:	Emily Krause / City of Grand Junction		X
From:	Brian Beckler / OLC		
Project:	Orchard Mesa Recreational Facility	Project #:	22049
Reference:	Focus Group #2, 2pm – 3:30pm		

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

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

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

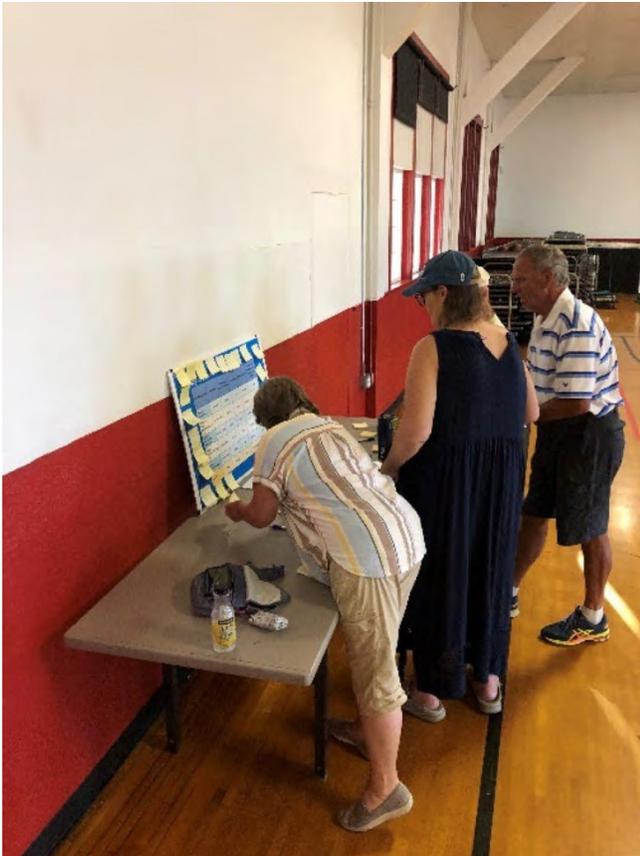
Total Pages: 1  
Email: X  
X  
Project #: 22049

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 Colonias below. There is a boat ramp bringing locals and tourists to the area, a lazy river for floating, and there are the butterfly ponds with access to other outdoor fun in the sun.

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

But few even know of its existence. Not one city sign designating landmarks acknowledges the pool. Not one website advertising these new complexes mentions the pool in their

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





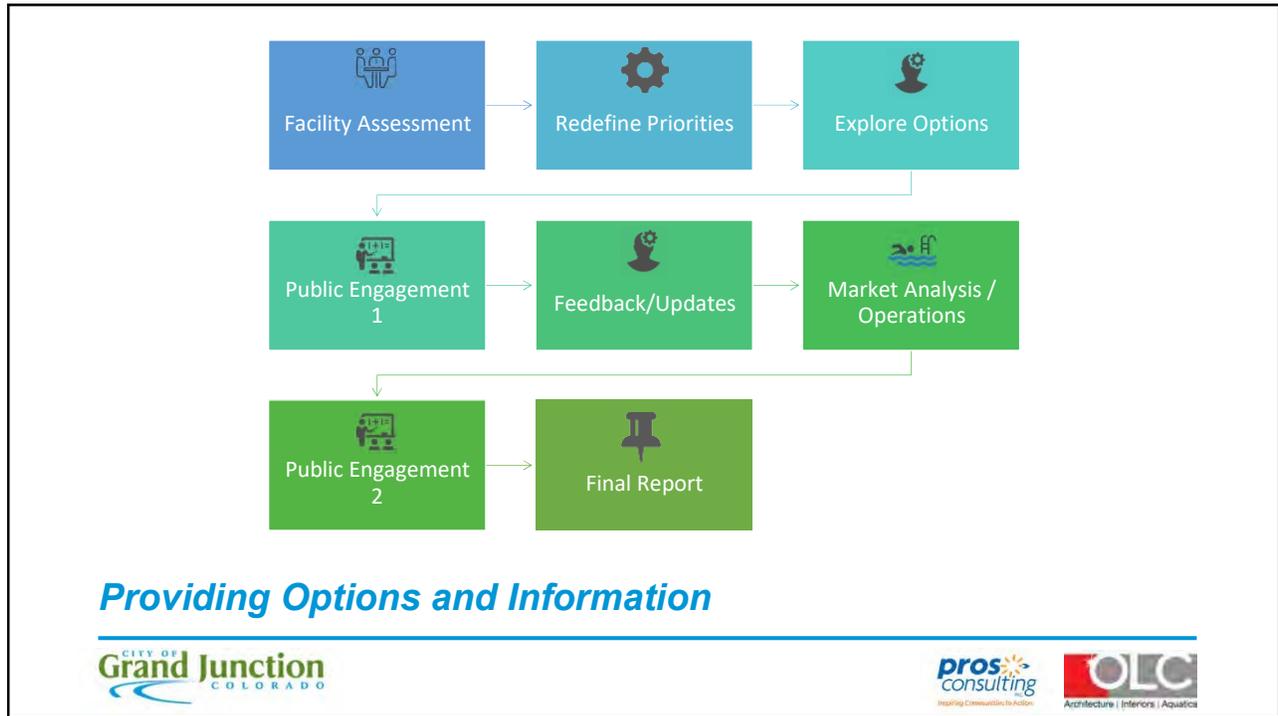
# ORCHARD MESA RECREATIONAL FACILITY

Community Engagement: Preliminary Plan

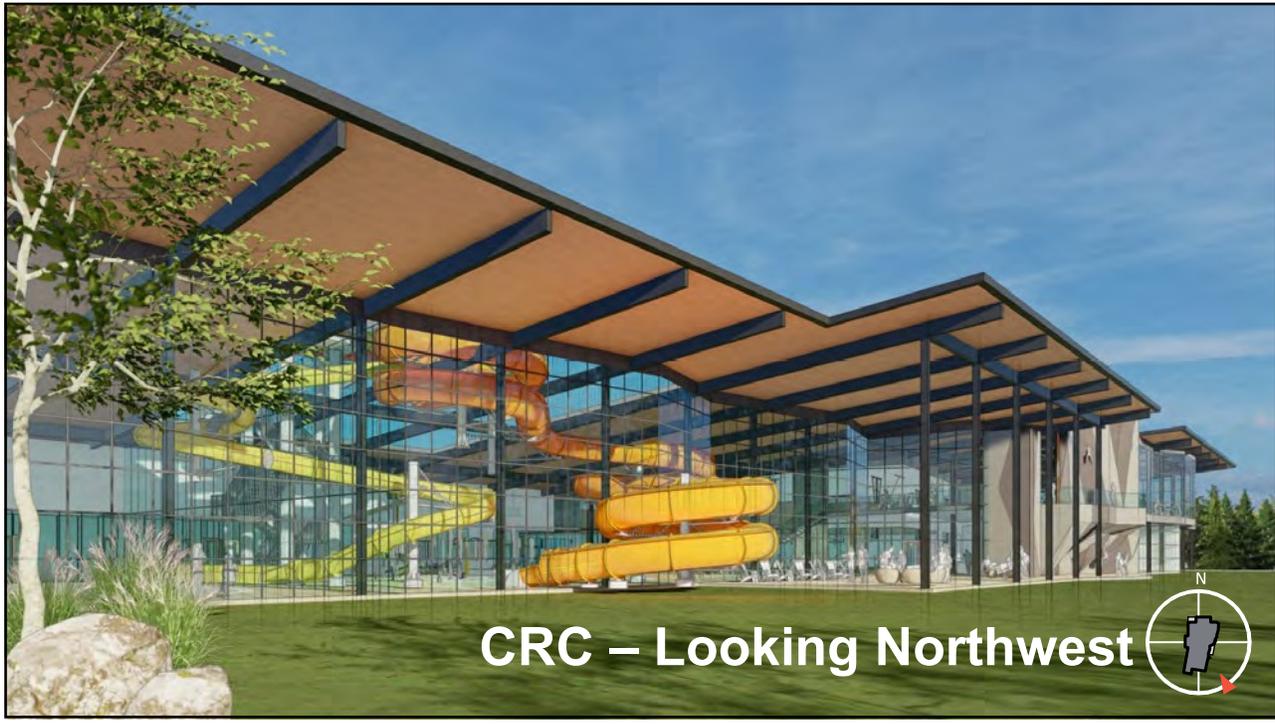
August 14 - 15, 2023



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**  
Mapping Communication to Action

**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



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## 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
<b>TASK 1</b>					
Demolition/Asbestos (Asbestos, Artifacts, Organic Material, Reproductive, Contaminated, Refractory, and Abundant Joint Asbestos)			1 Point	15,000	\$ 15,000
					<b>Task 1 Subtotal \$ 15,000</b>
<b>TASK 2</b>					
<b>Building Location</b>	<b>Material Description</b>	<b>Area Quantity</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Center/High	127917 Fiberglass Floor Tiles with ACM Matrix on Concrete	4,870.50	sq	70	\$ 340,950
Open/High	0909 ACM Floor Tiles with ACM Matrix on Concrete	238.87	sq	11	\$ 2,628
Open/High	Asbestos Pipe Fitting	400	Elbow	\$ 300	\$ 120,000
Open/High	Asbestos Pipe Fitting	150.50	sq	100	\$ 15,050
Pool	127917 Non-ACM Floor Tiles with ACM Matrix on Concrete	225.50	sq	80	\$ 18,040
Other Hazardous Materials Removal (Soils, Sediment, Swales, signs, etc.)					1 Event \$ 10,000 \$ 10,000
Unexpended 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
					<b>Task 2 Subtotal \$ 364,620</b>
					<b>ESTIMATED TOTAL REMEDIATION COSTS \$ 379,620</b>



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



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# Key Considerations

## Level of Service in Average Users per Day:

### Orchard Mesa Pool:

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

### Community Rec. Center:

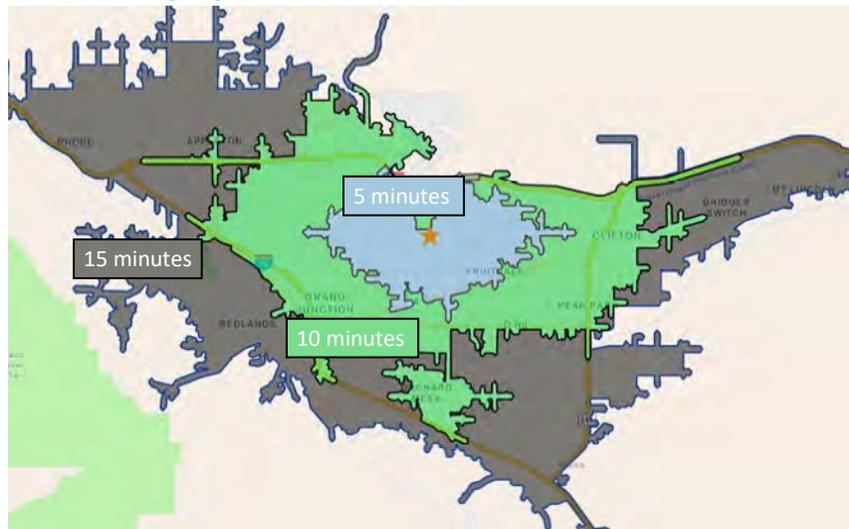
- 1,100 Projected



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# Key Considerations

## Drive Times to New CRC:

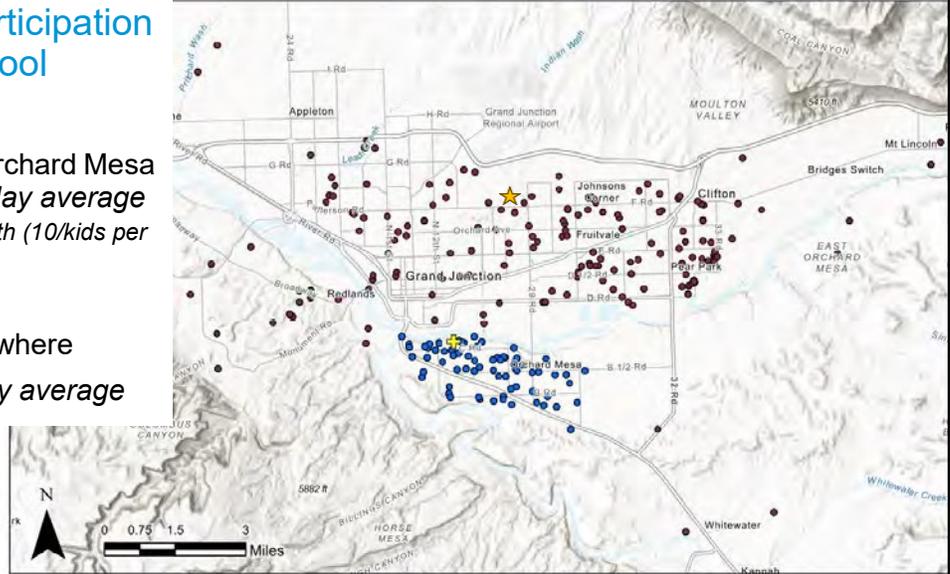


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## Key Considerations

### 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

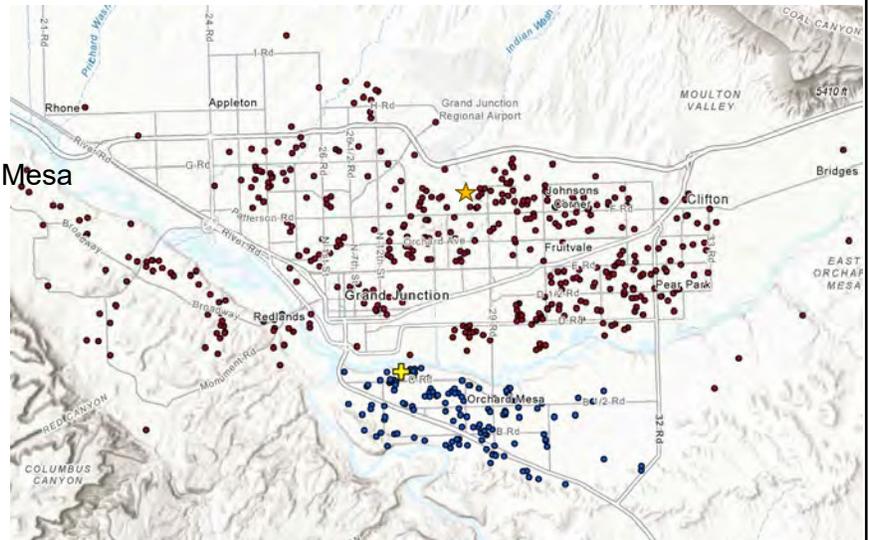
Map Legend:  
 + Orchard Mesa Pool    ★ Matchett Park  
 ● Survey Responses

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## Key Considerations

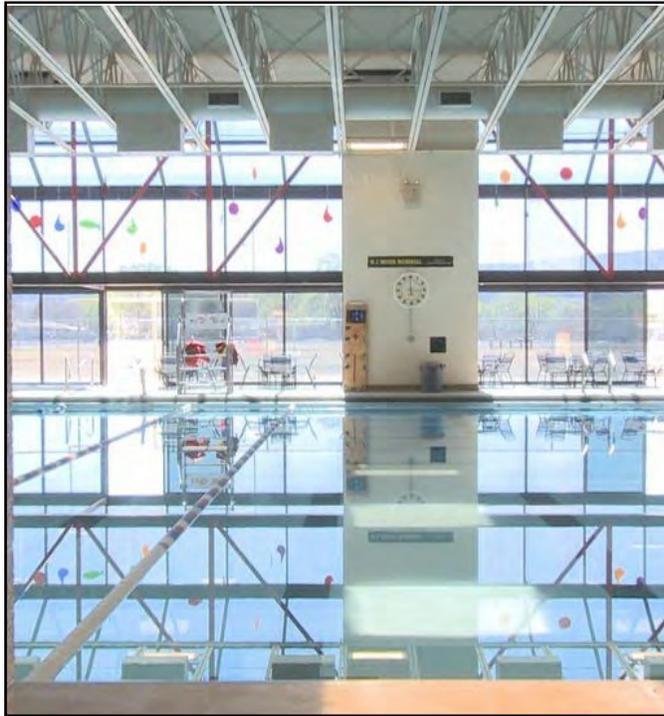
### Current Swim Lesson Participation at Orchard Mesa Pool: 2022

- **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

14



# ORCHARD MESA RECREATIONAL FACILITY

*Community Engagement – Phase I*

15

## June Stakeholder Focus Group Meetings

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



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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



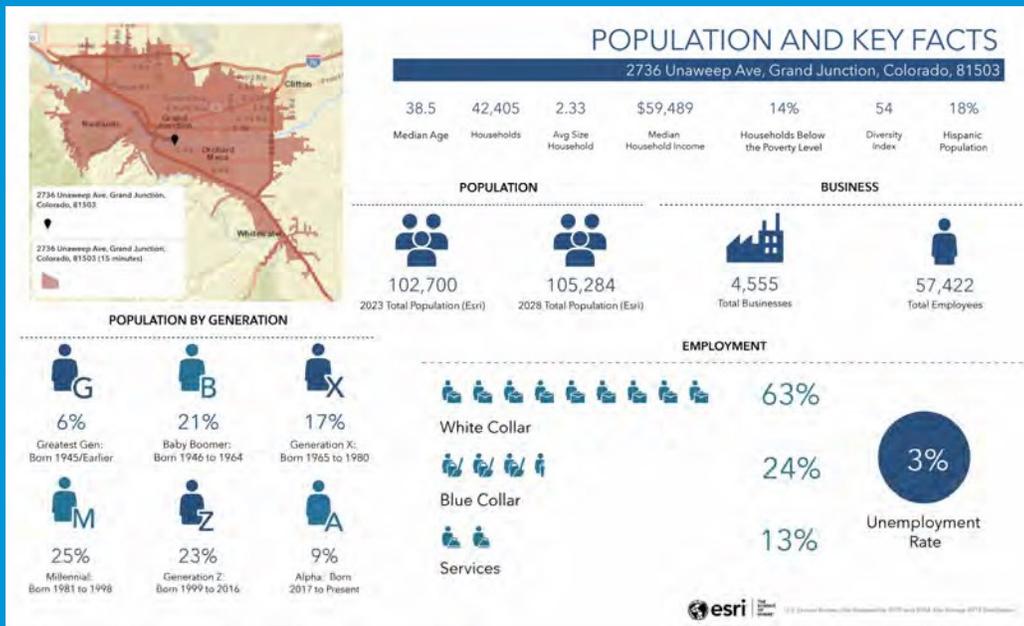
EXISTING SPA



EXISTING PLUMBING SYSTEM

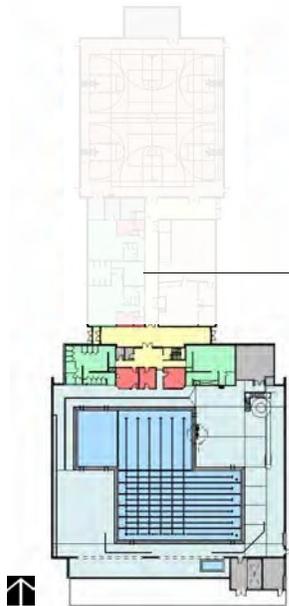
20

## 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



22

## Option 2: Basic Pool Modernization

23

## Option 2: Basic Pool Mod. Service Area Facts

### POPULATION AND KEY FACTS

2736 Unaweep Ave, Grand Junction, Colorado, 81503

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

**POPULATION**

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**

<p><b>6%</b> Greatest Gen: Born 1945/Earlier</p>	<p><b>21%</b> Baby Boomer: Born 1946 to 1964</p>	<p><b>17%</b> Generation X: Born 1965 to 1980</p>
<p><b>25%</b> Millennial: Born 1981 to 1998</p>	<p><b>23%</b> Generation Z: Born 1999 to 2016</p>	<p><b>9%</b> Alpha: Born 2017 to Present</p>

**EMPLOYMENT**

<p>White Collar</p>	63%
<p>Blue Collar</p>	24%
<p>Services</p>	13%

**3%**  
Unemployment Rate

24

### Option 2: Cost Estimates (Nov. 2026)

Demolition / Site Development: \$1,590,000  
 Construction: \$3,350,000  
 Soft Cost: \$ 990,000  
 Total Project Estimate: \$5,930,000

Total Project Budget: \$5.7M - \$6.2M  
 Est. Annual Operating Subsidy: \$ 455,000



25

### Option 3: Full Facility Renovation



- Renovate Gym
- Convert to Fitness
- Convert to Group Exercise
- Renovate Admin & Lockers
- Renovate Pool

Capital Cost = \$12.6M - \$13.5M

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



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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**

<p><b>G</b> 6% Greatest Gen: Born 1945/Earlier</p>	<p><b>B</b> 21% Baby Boomer: Born 1946 to 1964</p>	<p><b>X</b> 17% Generation X: Born 1965 to 1980</p>
<p><b>M</b> 25% Millennial: Born 1981 to 1998</p>	<p><b>Z</b> 23% Generation Z: Born 1999 to 2016</p>	<p><b>A</b> 9% Alpha: Born 2017 to Present</p>

**EMPLOYMENT**

<p>White Collar</p>	63%
<p>Blue Collar</p>	24%
<p>Services</p>	13%

3%  
Unemployment Rate

28

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## Option 3: Cost Estimates (Nov. 2026)



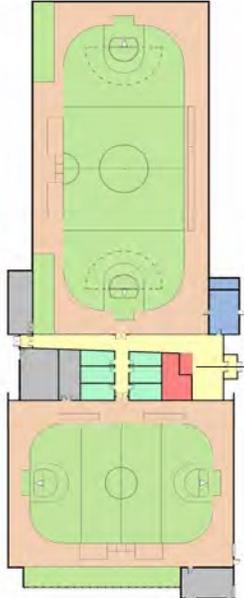

Demolition / Site Development: \$ 1,400,000  
 Construction: \$ 9,400,000  
 Soft Cost: \$ 2,160,000  
**Total Project Estimate: \$12,960,000**

**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

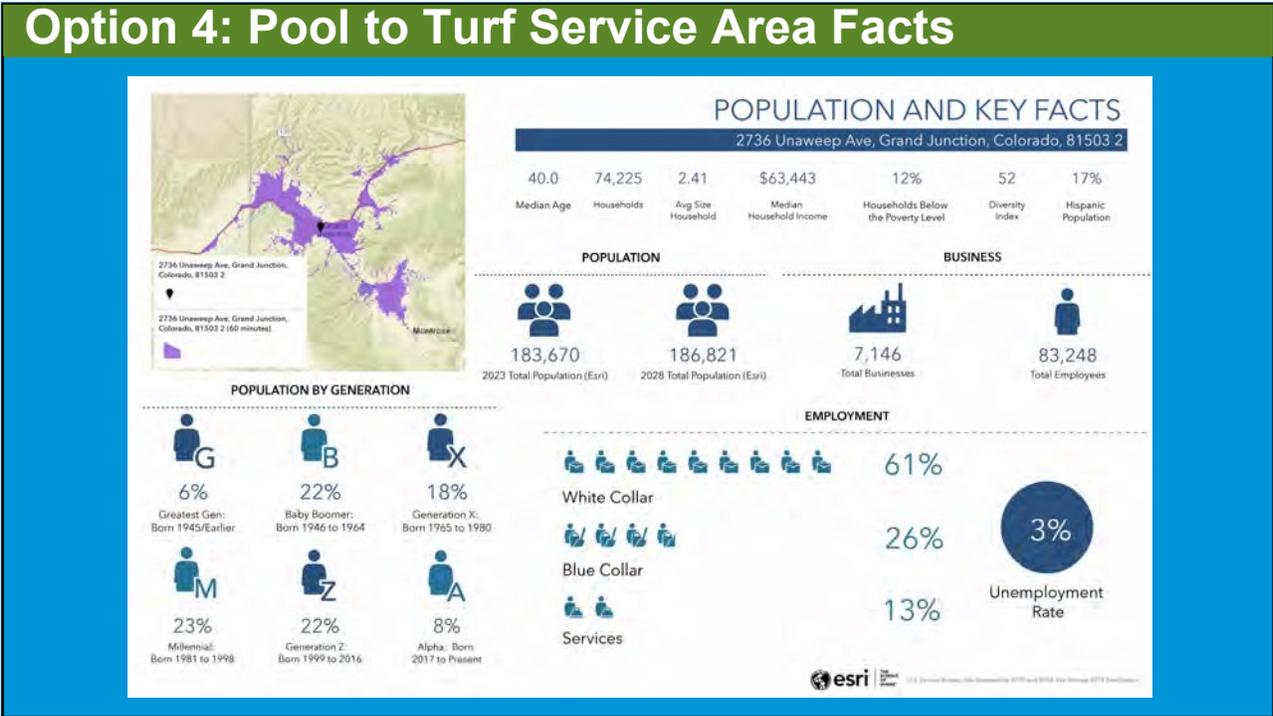


NUMEROUS ACTIVITIES



TRAINING, CAMPS, EVENTS

30

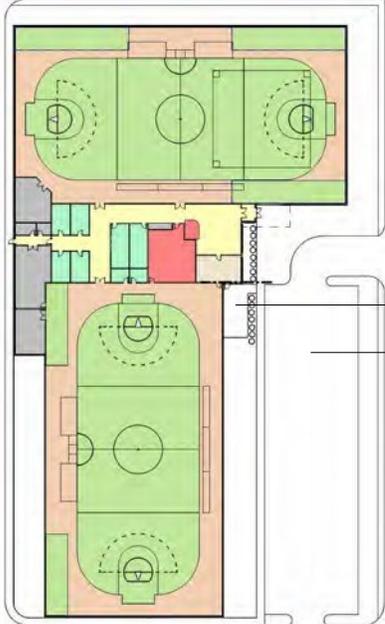


31



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## Option 5: New Fieldhouse



**Demo Existing Buildings**

**New Full-Sized Turf Field #1**

**New Entry & Support Spaces**

**New Parking & Patio**

**New Full Sized Turf Field #2**

**Capital Cost = \$30M - \$33M**

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



DASHER BOARDS, SPECTATORS



FULL-SIZED FIELDS FOR TEAM SPORTS



YOUTH/ADULT LEAGUES & 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

 <b>6%</b> Greatest Gen: Born 1945/Earlier	 <b>23%</b> Baby Boomer: Born 1946 to 1964	 <b>18%</b> Generation X: Born 1965 to 1980
 <b>23%</b> Millennial: Born 1981 to 1998	 <b>22%</b> Generation Z: Born 1999 to 2016	 <b>8%</b> Alpha: Born 2017 to Present

#### EMPLOYMENT

 White Collar 61%	<div style="border: 2px solid #009688; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-size: 24px; font-weight: bold;">3%</span> </div> Unemployment Rate
 Blue Collar 26%	
 Services 13%	



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## Option 5: Cost Estimates (Nov. 2026)



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

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

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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
<b>New CRC</b>	<b>\$70M</b>	<b>396,000</b>	<b>62%</b>	<b>\$1,329,000</b>	<b>\$3.36</b>

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# THANK YOU

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*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

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### 1. Existing pool

- a. Z-shaped lap pool with 25M and 25Y swimming
  - i. Perimeter – 364'-4" \*
  - ii. Surface area – 5972.5 SF \*
  - iii. Volume – 243,000 gallons \*
  - iv. Flowrate – 697.5 GPM \*
  - v. \* Data taken from existing drawings
- b. Depths range from 2'-0" at the shallow end to 12'-0" at the main drains
- c. Stainless-steel perimeter gutter with pressurized return tube – minor surface corrosion was observed in various areas
- d. One (1) starting block was installed on the south side of the pool and appeared to be in fair condition
- e. Starting block anchors are located on south and west sides of pool
- f. Timing system is non-operational
- g. Battery powered ADA lift in fair condition
- h. Plaster finish is starting to delaminate and stain in various locations
- i. Two (2) Durafirm diving stands and boards were observed to be in fair condition

### 2. Existing waterslide

- a. The waterslide and tower are in fair condition
- b. No existing drawings of the slide and associated systems have been provided
- c. Spider cracking was observed on the waterslide gel coat in various areas
- d. The slide is on its own recirculation system separate from the pool
- e. Slide mechanical equipment is stored in a closet nearby
- f. Slide piping is surface mounted on the pool deck – several pipes are bowed
- g. The slide water heater is not operational

### 3. Existing spa

- a. The existing fiberglass spa is non-operational



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



- i. Filters
    - i. Lap pool utilizes a horizontal fiberglass high-rate sand filter located in a separate room – filter appears to be in fair condition
      - 1. Lap pool filter backwashes to a concrete funnel which flows to sewer
    - ii. The spa utilizes a cartridge filter
  - j. Piping
    - i. Pool piping is a mix of SCH 40 and SCH 80 PVC
    - ii. Pool suction main drain line is 8"
    - iii. Pool gutter dropout line is 8"
    - iv. Current pool strainer size is 8"x6"
    - v. Suction side of pool pump is 6"
    - vi. Pressure side of pump is 6"
  - k. Many of the valves and hardware are badly corroded
  - l. A Signet paddlewheel flowmeter is installed on the pool recirculation piping
5. Pool renovation scope
- a. Remove both diving stands and boards
  - b. Install one (1) new diving stand and board
  - c. Install new play feature in place of previous diving stand – play feature selection TBD
  - d. CH to provide options for lifeguard chair replacements
  - e. CH to provide options for pool features that can be added to the existing pool/deck with minimal demolition
  - f. Thoroughly clean and reuse stainless steel gutters – remove any and all surface corrosion
  - g. Thoroughly clean and reuse water surface agitator fittings – remove any and all surface corrosion
  - h. Thoroughly clean and reuse grab rails – remove any and all surface corrosion
  - i. Apply a new coat of plaster – bevel existing plaster around the existing tile installations
  - j. Reseal interior pool tile grout – existing tile installations to remain
  - k. Replace main drain covers (24"x24")
  - l. Replace portable ADA stairs with similar make and model
  - m. Replace ADA lift with similar make and model
  - n. CH to provide options for 25M starting blocks:
    - i. Replace with new model
    - ii. Resurface tops of existing blocks
  - o. Cover and abandon 25Y starting block anchors and timing system deck plates
  - p. Replace vertical depth markers



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



## MEMORANDUM

**TO:** Bob McDonald and Jodi Ross / OLC Designs

**FROM:** Tony Haschke, PE / SGM

**DATE:** September 15, 2022

**RE: OM / GJ Pool Site Visit Note**

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

### **Mechanical / Electrical / Plumbing**

#### **Pool**

##### **Bath/Lockers**

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

#### **Pool area**

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

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

### **Gym**

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

### **Exterior Electrical**

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

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

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

#### **Civil**

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

#### **Structural**

1. Numerous cracks in the CMU walls around pool
  - a. Over lifeguard window
  - b. Over Men's 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.

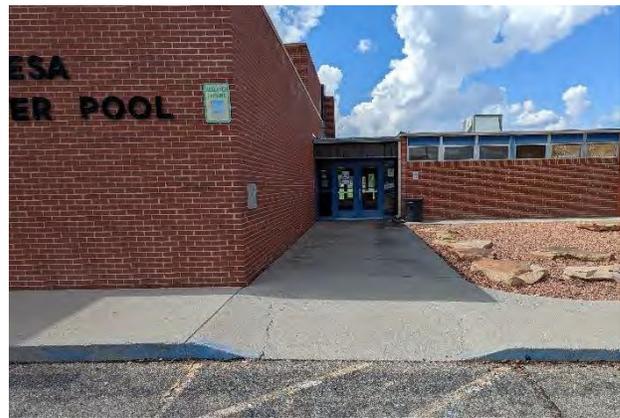
The lot has two single-lane access points onto 27 3/8 Road. Both are operationally 13 feet in width. This configuration suggests that the parking on the lot was conceived to be one-way; however, the aisle width is 26 feet which is needed for two-way traffic. There are no evident pavement markings to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



**Memo**

**To:** Mayor Kennedy and Councilmembers

**From:** Michael Bennett, City Manager  
Selestina Sandoval, City Clerk

**Date:** February 16, 2026

**Subject:** Volunteer Board Vacancies

Staff is requesting City Council members discuss who will serve on interview committees for the following vacancies:

Volunteer Board or Commission	Vacancies (E = Eligible to Reapply)	Application Deadline
<b>Downtown Development Authority/Business Improvement District</b>  <b>Council Liaison:</b> <b>Ben Van Dyke</b>	1. Karli Hyland (E) (exp. 6/30/2026) 2. Stephen Boyd (E) (exp. 6/30/2026)	February 28, 2025  Interviews to be held in the beginning of March
<b>Parks &amp; Recreation Advisory Board</b>  <b>Council Liaison:</b> <b>Anna Stout</b>	1. William Findlay (E) (exp. 6/30/2026) 2. Byron Wiehe (E) (exp. 6/30/2026) 3. Nancy Stripple (E) (exp. 6/30/2026) 4. Lilly Simond Resigned February 2025	March 25, 2025  Interviews to be held in the beginning of April