

GRAND JUNCTION CITY COUNCIL  
MONDAY, AUGUST 31, 2015

WORKSHOP, 5:00 P.M.  
FIRE ADMINISTRATION BUILDING TRAINING ROOM  
555 UTE AVENUE

*To become the most livable community west of the Rockies by 2025*

1. **Panhandling Ordinance:** A discussion of the City's current panhandling ordinance as it relates to some recent Supreme Court decisions.
  
2. **Las Colonias Park Update:** The Master Plan for Las Colonias Park was adopted by City Council in 2013. Since that time, phase one of the project has been completed and designs are underway for the amphitheater phase. This presentation will update Council on changes with project cost estimates and phasing options. [Attachment](#)  
[Supplemental Workshop Documents](#)
  
3. **Budget Planning Assumptions**
  
4. **Other Business**
  
5. **Board Reports**

Date: August 25, 2015

Author: Rob Schoeber

Title/ Phone Ext: Parks & Recreation  
Director/3881

Proposed Meeting Date:

August 31, 2015

## **CITY COUNCIL STAFF REPORT WORKSHOP SESSION**

**Topic:** Las Colonias Park Update

**Staff (Name & Title):** Rob Schoeber, Parks & Recreation Director  
Traci Wieland, Recreation Superintendent

### **Summary:**

The Master Plan for Las Colonias Park was adopted by City Council in 2013. Since that time, phase one of the project has been completed and designs are underway for the amphitheater phase. This presentation will update Council on changes with project cost estimates and phasing options.

### **Background, Analysis and Options:**

The original Master Plan document included an estimated cost for the various phases of development. The first phase included improvements on the west end of the Park including shelter/restroom, trail connections, parking and natural arboretum. The cost estimate for this phase was in excess of \$1.5 million. Through a process of value engineering and local bidding, the actual cost of this phase was \$767,611.

The amphitheater phase was originally slated for a future phase of park development, however the City received a DOLA planning grant, which could allow this project to move ahead sooner than planned. In this event, other infrastructure improvements would be shifted in order to meet the needs of an amphitheater facility and the crowds that would visit the park.

This workshop will provide an update to Council on the current status of the amphitheater design, and two levels of construction for this facility. Also, all current funding sources will be presented and the options for obtaining additional grant funding through the Department of Local Affairs.

### **Board or Committee Recommendation:**

The Parks and Recreation Advisory Board has conducted extensive review of the Las Colonias Master Plan.

**Financial Impact/Budget:**

The City has currently budgeted \$466,000 for the next phase of development at Las Colonias Park which could be leveraged for a DOLA construction grant. These funds are earmarked through the Park Expansion Fund and Conservation Trust Fund and do not impact the General Fund.

**Legal issues:**

None.

**Other issues:**

A grant request is pending with the Downtown Development Authority. Depending on City Council direction, additional grant sources may also be pursued if necessary.

**Previously presented or discussed:**

This discussion is a follow up to a City Council workshop on June 1, 2015.

**Attachments:**

No attachments.

# Las Colonias Park Update



**August 31, 2015**

## Las Colonias Summary 2015



130 acre site deeded to the City of Grand Junction from the Colorado Department of Public Health & Environment in 1997. The specific purpose was to be used for Public Park.

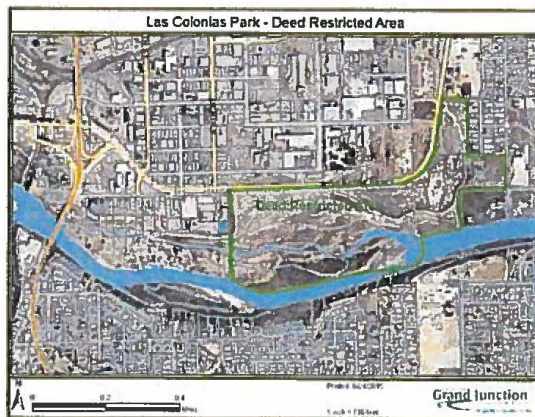


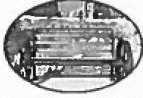
As a result of a local naming contest, the Park was named Las Colonias after the colonies of Sugar Beet and orchard workers that resided on the site in the 1920's and 1930's.



3. The east and central areas of the parcel were later used as a uranium mill tailing site. After nearly two decades of remediation, the site was deeded to the City. In this process, Grantee Covenants (deed restrictions) were placed on the property, and the CDPHE as well as Department of Energy have conducted inspections of the property every 5 years. The scope of the restrictions is from 9<sup>th</sup> Street (extended) to the east boundary of the property and includes:

- a. The City is not to use the groundwater from the site for any purpose;
- b. The City shall not construct any wells or any means of exposing groundwater to the surface unless approval is given by CDHPE and DOE; and
- c. The City is not to perform construction of any kind on the property unless prior approval is given by CDHPE and DOE.
- d. Radon mitigation units are required in all structures.
- e. Specific design and construction related materials and fill requirements are in place.





4. The City has prepared 3 master plans for this site:
- a. 1998 Original passive park design with trails, open play areas, picnic shelters, amphitheater and pond feature.
  - b. 2008 Revised plan included natural area, festival green & amphitheater, dog park and community recreation center.
  - c. 2013 Current plan adopted by City Council in 2013



The process for the current master plan included intensive involvement from a local stakeholders group followed by widespread community input.

Stakeholders included:

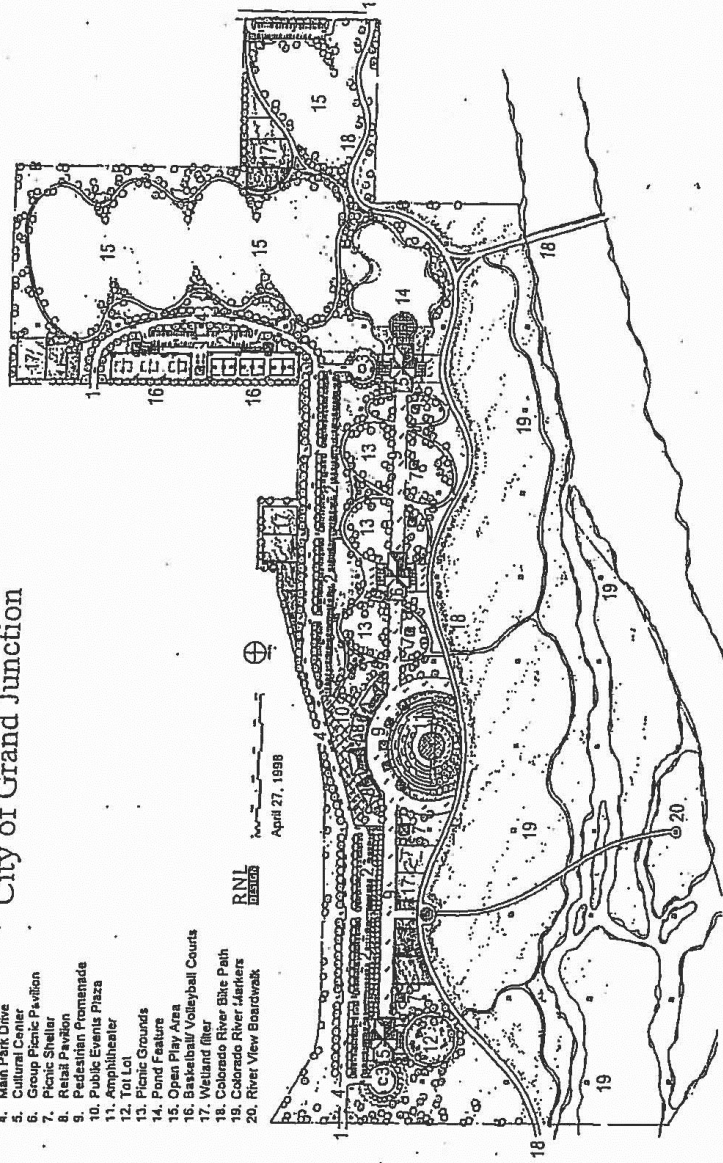
- a. Grand Junction Lions Club
- b. Downtown Development Authority
- c. Tamarisk Coalition
- d. Riverfront Commission & Foundation
- e. Colorado Department of Public Health & Environment
- f. U.S. Department of Energy
- g. U.S. Army Corps of Engineers
- h. U.S. Fish & Wildlife
- i. Western Colorado Botanical Gardens
- j. Grand Valley Disc Golf Club
- k. Multiple City Divisions

Original - 1998

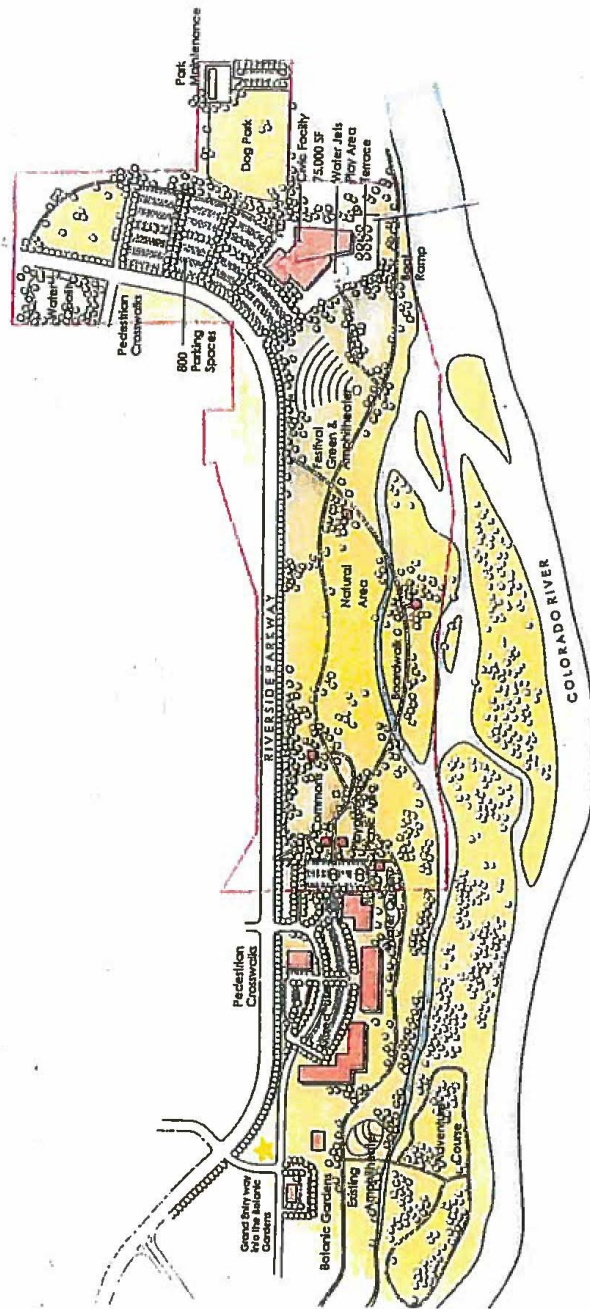
# Master Plan Las Colonias Park City of Grand Junction

## Legend

1. Park Entry Gates
2. Public Parking Area
3. Drop-off Area
4. Main Park Drive
5. Cultural Center
6. Group Picnic Pavilion
7. Picnic Shelter
8. Relax Pavilion
9. Pedestrian Promenade
10. Public Events Plaza
11. Amphitheater
12. Tot Lot
13. Picnic Grounds
14. Pond Feature
15. Open Play Area
16. Basketball/Volleyball Courts
17. Wetland filter
18. Colorado River Bike Path
19. Colorado River Markers
20. River View Boardwalk



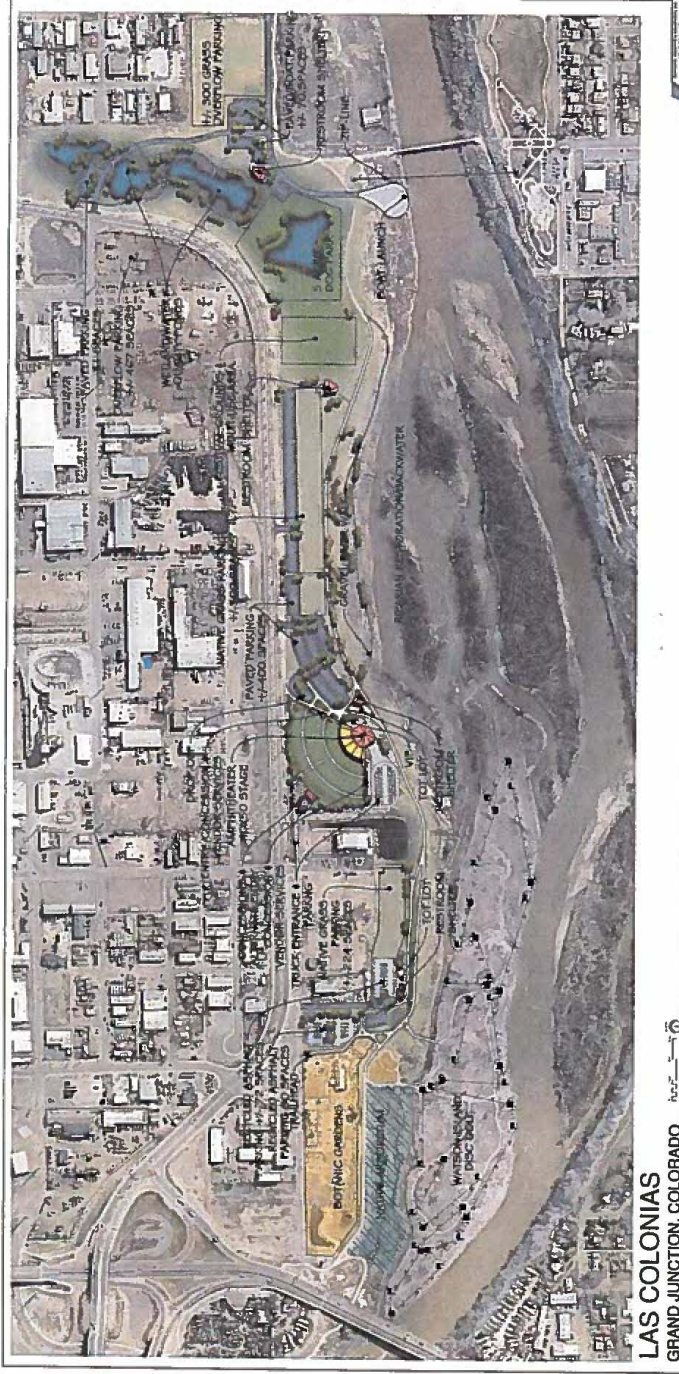
Revised - 2008



### Master Plan

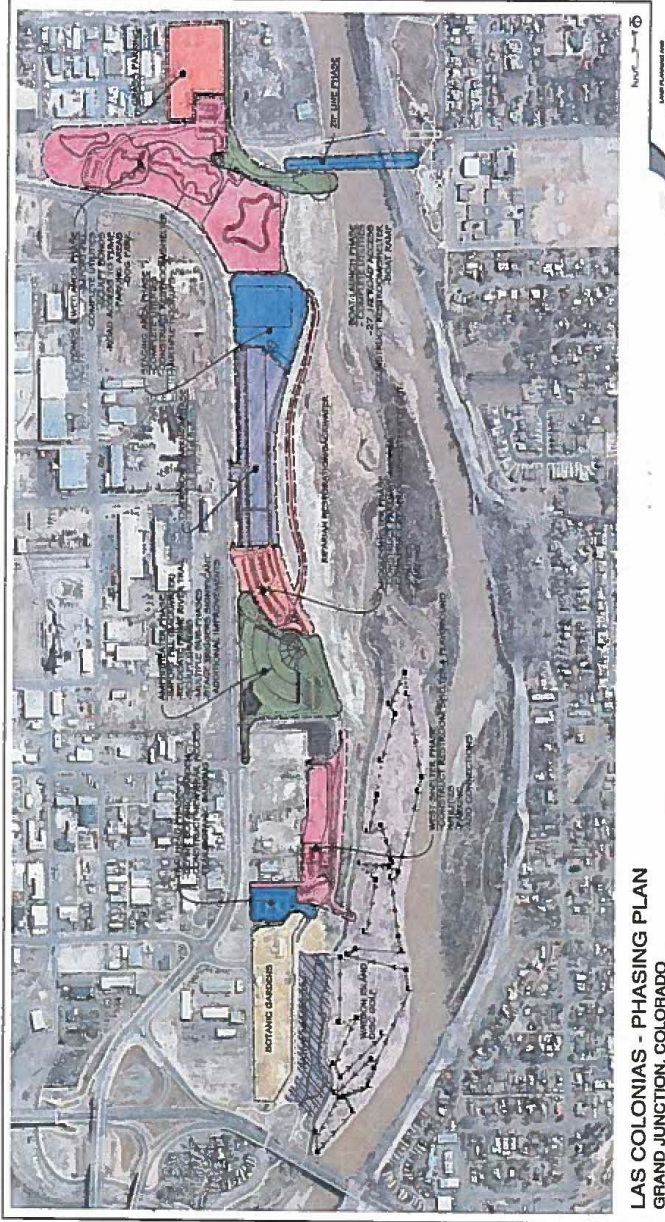
18. Las Colinas Trail, Grand Junction





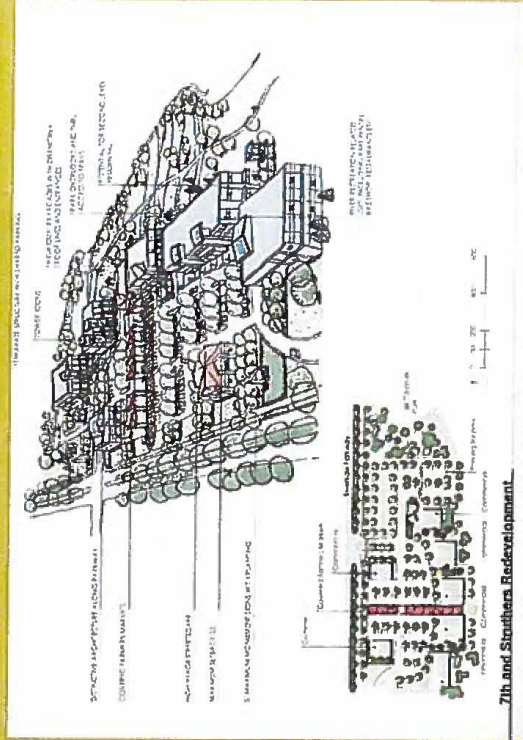
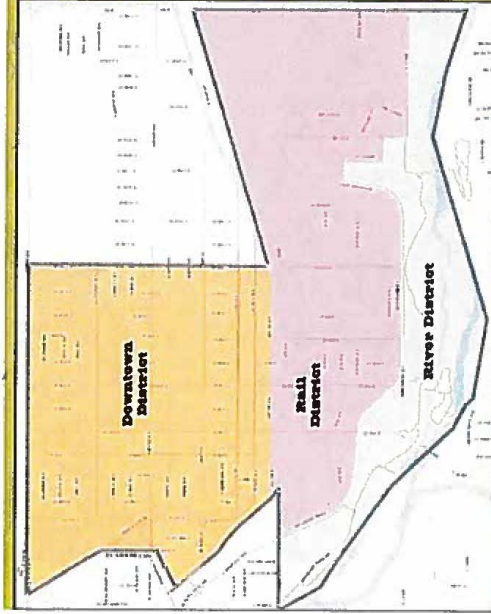
LAS COLONIAS  
GRAND JUNCTION, COLORADO

# Adopted Master Plan



LAS COLONIAS - PHASING PLAN  
 GRAND JUNCTION, COLORADO

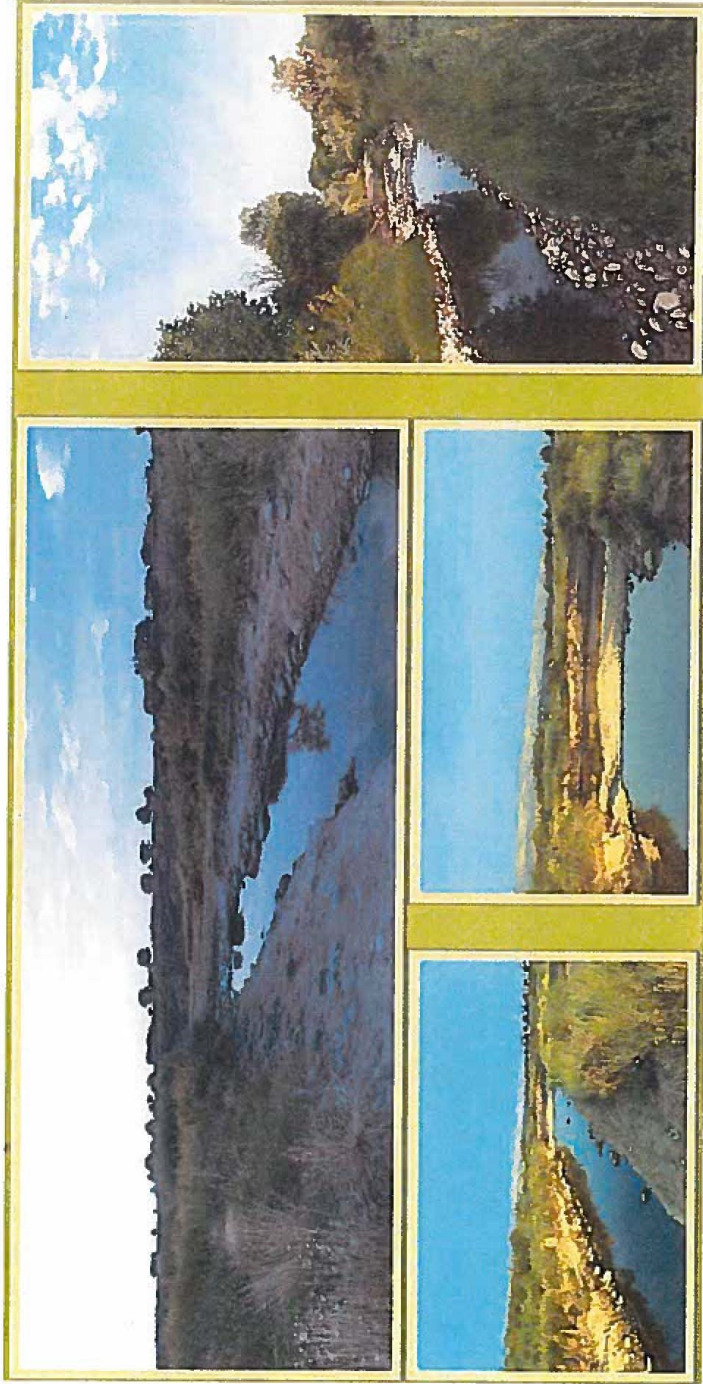
# Project Phasing Plan



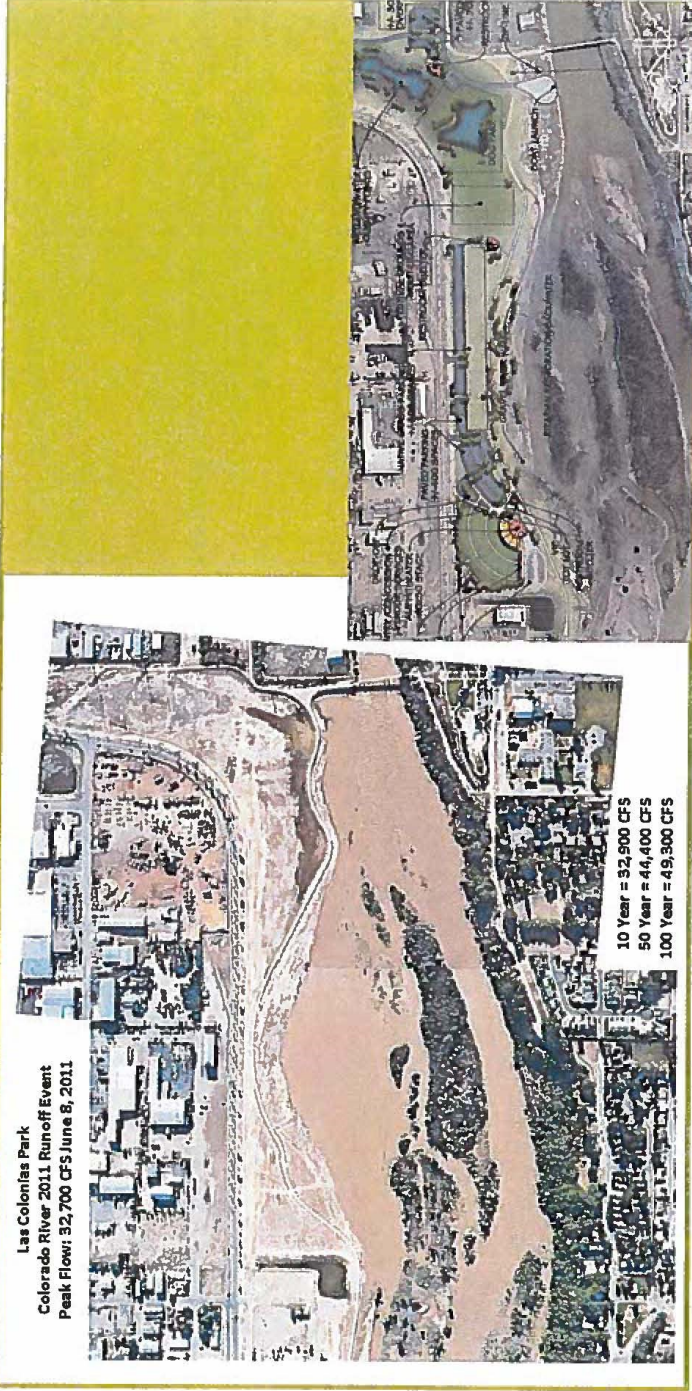
# Greater Downtown Plan

## Riparian Area Summary

- Staff has been working diligently with the Department of Energy (DOE), US Fish and Wildlife, and Army Corps of Engineers to determine future use of the riparian restoration area. DOE is in favor of the design as it assists with the natural flushing of the site's contaminants. US Fish and Wildlife is also in favor of the design but requested a year's worth of water quality testing to assure no harm to endangered fish. This testing has been in progress since 2013 with favorable results. Testing was focused around concentrations of Ammonia in the ground water that exists as a byproduct of uranium processing which took place on the site. Ammonia toxicity is a primary concern of United States Fish and Wildlife Service (USFWS). We provided water testing of the slough for 17 months at the request of USFWS. This testing showed that we do achieve adequate dilution of the contaminated ground water, and that there is no hazard to the endangered fish species that may use the channel.
- Since a kayak park was not possible on the main channel of the Colorado River at Las Colonias Park, the riparian area was explored as a possible location for a water feature. A study was completed in the winter of 2014/2015 to determine the feasibility of such use. It was determined that a water feature similar to a kayak park was not feasible; however, use of the area as a natural water feature with slough stabilization and improved recreational access was a great use of the area. Phase I, which includes basic slough excavation design, is currently underway.
- The riparian area could be a great fit for the recent application to GOCO for the Inspire Initiative planning and implementation grant. The initiative is aimed at getting underserved youth into nature, and these improvements to the riparian area are excellent location to provide formal and informal recreational opportunities.

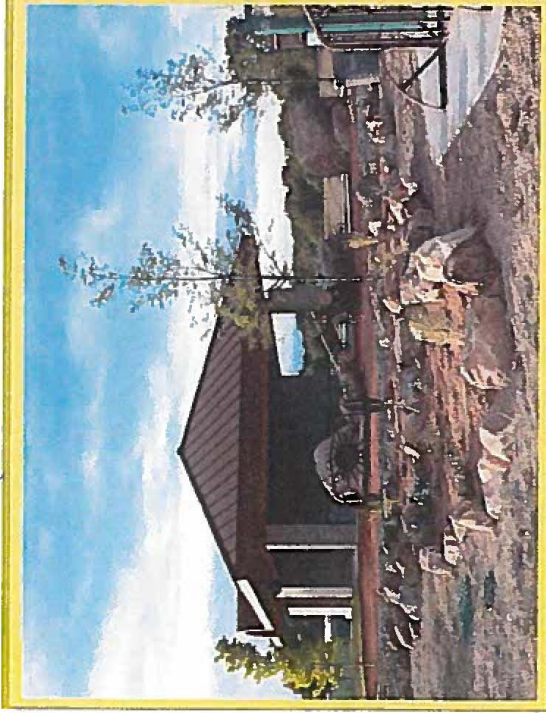


# Riparian Area Photos



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# Riparian Area Results



# Phase 1 Development

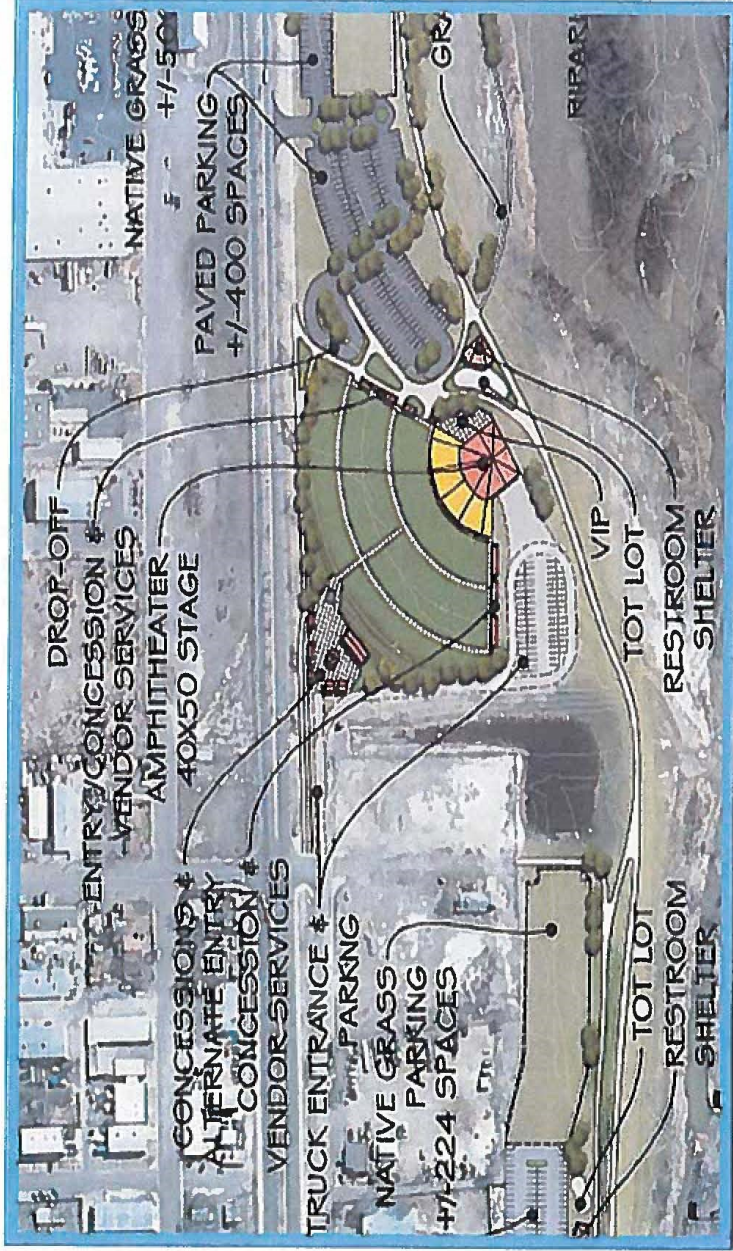


Phase I Budget	2013 Master Plan	Actual
Native Arboretum	\$92,000	\$36,481
Phase I Infrastructure	\$1,668,000	\$537,974
Restroom/Shelter	\$250,000	\$193,156
755 Struthers	\$0	\$216,355
Botanical Gardens Maintenance	\$0	\$10,166
CDA/Struthers Avenue Design Work	\$0	\$4,914
<b>Total</b>	<b>\$2,010,000</b>	<b>\$999,046</b>
<b>Grant Funds</b>		<b>\$360,856</b>

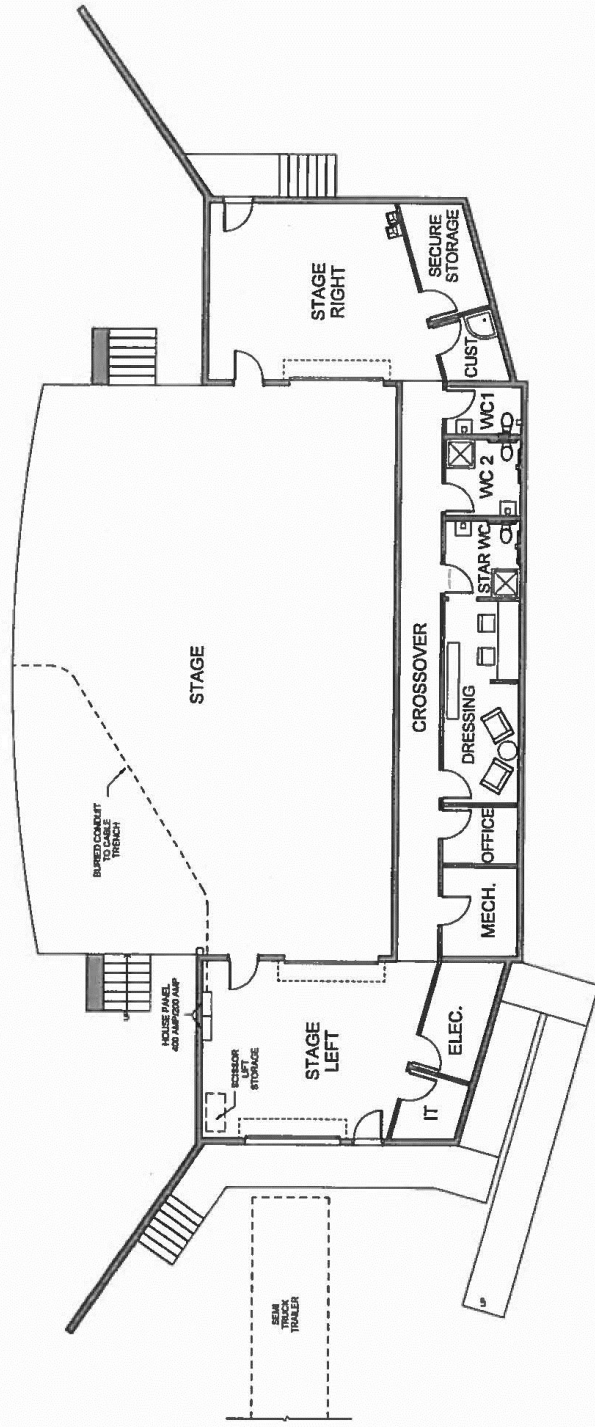
## Phase 1 Budget

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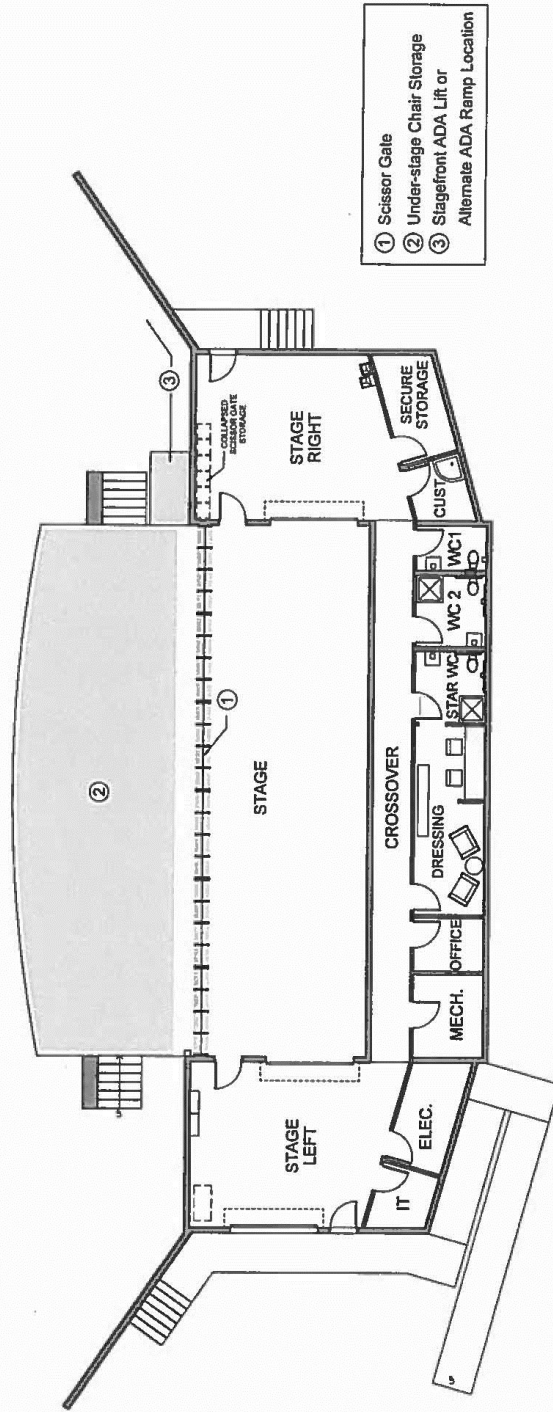


# Amphitheater Phase (Map)

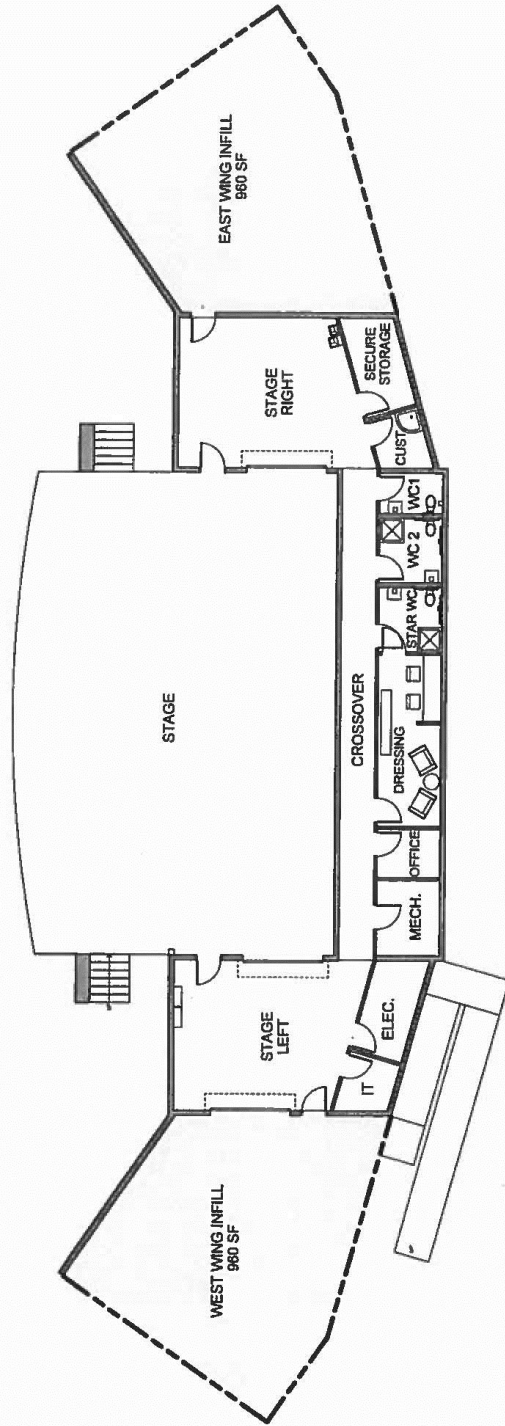


**Building - Functional First Phase**

METHODSTUDIO INC.

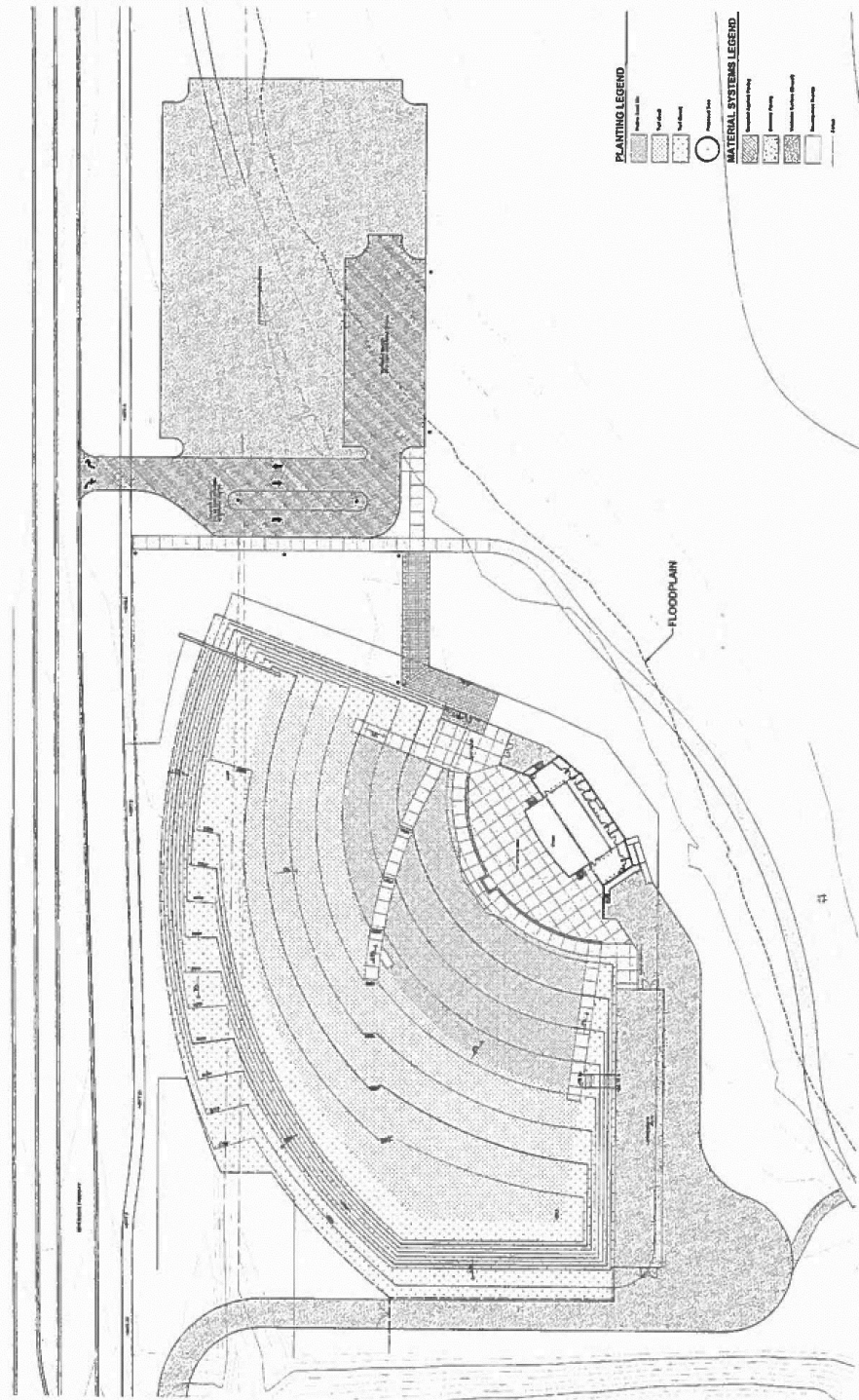


- ① Scissor Gate
- ② Under-stage Chair Storage
- ③ Stagefront ADA Lift or Alternate ADA Ramp Location



**Building - Expanded**

METHODSTUDIO INC.



**PLANTING LEGEND**

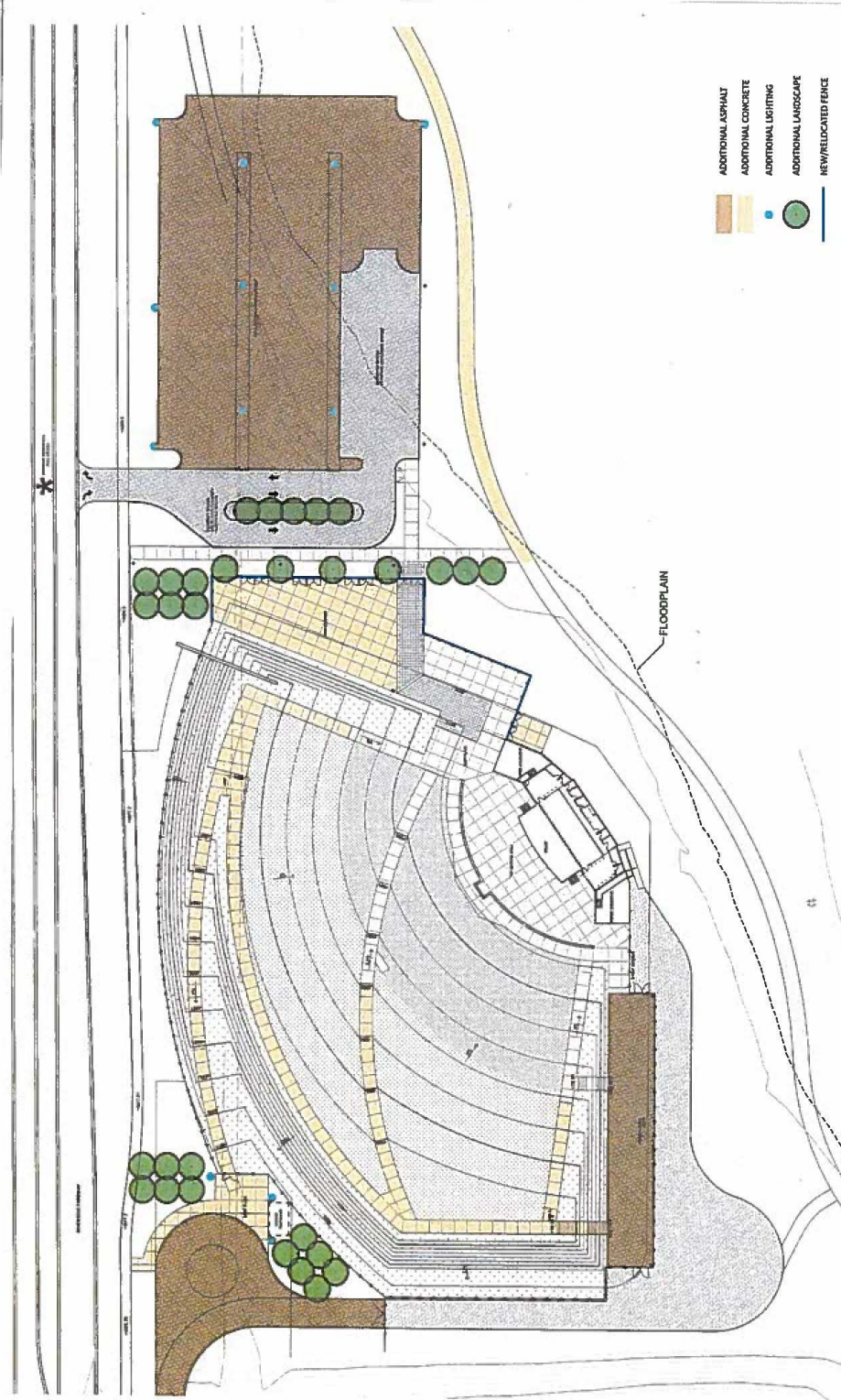
- Planting Area
- Planting Area
- Planting Area
- Planting Area
- Planting Area

**MATERIAL SYSTEMS LEGEND**

- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab
- Concrete Slab

**LAS COLONIAS AMPHITHEATER** SITE FUNCTIONAL FIRST PHASE  
 GRAND JUNCTION, COLORADO

DESIGN WORKSHOP  
 August 31, 2015



- ADDITIONAL ASPHALT
- ADDITIONAL CONCRETE
- ADDITIONAL LIGHTING
- ADDITIONAL LANDSCAPE
- NEW/RELOCATED FENCE

FLOODPLAIN

**LAS COLONIAS AMPHITHEATER EXPANDED SITE**  
 GRAND JUNCTION, COLORADO



**Cost Estimates**

	<u>Functional</u>	<u>Alternates</u>	<u>Expanded</u>	<u>Total</u>
Site	\$1,326,076		\$893,370	\$2,219,446
Building	\$1,225,691	\$83,915	\$472,759	\$1,782,365
<b>Total</b>	<b>\$2,551,767</b>	<b>\$83,915</b>	<b>\$1,366,129</b>	<b>\$4,001,811</b>

**COST ESTIMATE WORKSHEET**  
 Las Colonnias Park - Site/Landscape Schematic Design (August 31, 2015)

Site Work	UNIT	QUANTITY	UNIT COST	TOTAL COST	FUNCTIONAL		Assumptions
					FIRST PHASE	EXPANDED SITE	
Site Preparation (Phase 1)	ALLOWANCE	1	\$10,000.00	\$10,000.00		\$10,000.00	
Site Preparation (Phase 2)	ALLOWANCE	1	\$10,000.00	\$10,000.00		\$10,000.00	
Mobilization (Phase 1)	LS	1	\$15,000.00	\$15,000.00		\$15,000.00	
Mobilization (Phase 2)	LS	1	\$15,000.00	\$15,000.00		\$15,000.00	
Earthwork (30,000 CY Base Material From River Project)	CV	30,000	\$5.00	\$150,000.00		\$150,000.00	
Earthwork (24' on lawn area inside fence)	CV	4,815	\$15.00	\$72,222.22		\$72,222.22	
Earthwork (6' on native revegetation-public area)	CV	2,000	\$15.00	\$30,000.00		\$30,000.00	
<b>SUBTOTAL</b>				<b>\$302,222.22</b>		<b>\$302,222.22</b>	
<b>Utility Infrastructure for Buildings and Site</b>							
Manhole Connection to Existing Sanitation Sewer	LS	1	\$5,000.00	\$5,000.00		\$5,000.00	
Sanitary Sewer Manholes - Basic 48"	EA	3	\$2,500.00	\$7,500.00		\$7,500.00	
Sanitary Sewer	LF	720	\$30.00	\$21,600.00		\$21,600.00	
Sanitary Sewer Service (Main Storage Building)	LF	45	\$20.00	\$900.00		\$900.00	
Sanitary Sewer Service (Pavilion Building)	LF	45	\$20.00	\$900.00		\$900.00	
24" x 6" x 7.5' & V Connection to Existing Water Main	EA	1	\$4,000.00	\$4,000.00		\$4,000.00	East Plaza
6" Data Valves	EA	8	\$650.00	\$5,200.00		\$5,200.00	
6" C-90 PVC Waterline	LF	1,090	\$35.00	\$38,150.00		\$38,150.00	
6" Gate Valves	EA	3	\$28.00	\$84.00		\$84.00	
4" Water Service	LF	435	\$27.00	\$11,745.00		\$11,745.00	
Water Meter Pit	EA	2	\$600.00	\$1,200.00		\$1,200.00	
Fire Hydrant Installation (Complete)	EA	2	\$5,800.00	\$11,600.00		\$11,600.00	
3-Phase Electric (Cabinets, 1 Transformer)	LS	1	\$40,000.00	\$40,000.00		\$40,000.00	
Electric Conduit/Trenching	LF	950	\$28.00	\$26,800.00		\$26,800.00	
Secondary Poles	EA	8	\$420.00	\$3,360.00		\$3,360.00	
Secondary Poles (Common w/ 4"E)	EA	700	\$9.00	\$6,300.00		\$6,300.00	
Secondary Electric (2 Deep)	LF	1,925	\$22.00	\$42,550.00		\$42,550.00	
Twin 4" 220/110 Electric	LS	1	\$2,500.00	\$2,500.00		\$2,500.00	
Combo 220/110 Electric (100' from Slab)	LF	50	\$28.00	\$1,400.00		\$1,400.00	
Conduit to Soundboard (4')	EA	2	\$470.00	\$940.00		\$940.00	
Pullbox (2)	EA	2	\$22.00	\$44.00		\$44.00	
Twin - 4" Communication Conduit (2 Deep, Empty)	LF	370	\$8.140	\$3,011.80		\$3,011.80	
2" Gas	LF	1,075	\$6.00	\$6,450.00		\$6,450.00	
<b>SUBTOTAL</b>				<b>\$286,115.00</b>		<b>\$286,115.00</b>	
<b>Furnishings</b>							
Benches	EA	8	\$1,000.00	\$8,000.00		\$8,000.00	
Trash/Recycling Bins	EA	8	\$750.00	\$6,000.00		\$6,000.00	
Bicycle Racks	EA	8	\$250.00	\$2,000.00		\$2,000.00	
Fencing (Phase 1)	LF	1,430	\$25.00	\$35,750.00		\$35,750.00	
Fencing (Phase 2)	LF	375	\$25.00	\$9,375.00		\$9,375.00	
Lighting - Vehicular (Phase 1)	EA	4	\$5,000.00	\$20,000.00		\$20,000.00	
Lighting - Vehicular (Phase 2)	EA	13	\$5,000.00	\$65,000.00		\$65,000.00	
Lighting - Pedestrian (Phase 1)	EA	1	\$20,000.00	\$20,000.00		\$20,000.00	
Lighting - Pedestrian (Phase 2)	EA	1	\$90,000.00	\$90,000.00		\$90,000.00	
Signage/Education Wayfinding	EA	1	\$20,000.00	\$20,000.00		\$20,000.00	
<b>SUBTOTAL</b>				<b>\$248,625.00</b>		<b>\$248,625.00</b>	
<b>Planting/Groundcover</b>							



**COST ESTIMATE WORKSHEET**  
Las Colinas Park - Site/Landscape Schematic Design (August 31, 2016)

Item Description	EA	ALLOWANCE	QTY	UNIT PRICE	AMOUNT	AMOUNT
Deciduous Trees (2.5 inch caliper)			40	\$400.00	\$16,000.00	\$16,000.00
Planting - Shrub and Perennial			200,000.00	\$20.00	\$4,000.00	\$20,000.00
Planting - Lawn (Seed)			22,775	\$0.80	\$18,220.00	\$18,220.00
Planting - Lawn (Seed)			10,000	\$10.00	\$10,000.00	\$10,000.00
Planting - Native Revegetation (Phase 1)			54,180	\$0.75	\$40,635.00	\$40,635.00
Impaction - Lawn			68,095	\$0.60	\$40,857.00	\$40,857.00
Impaction - Native Revegetation			54,180	\$0.60	\$32,508.00	\$32,508.00
Lawn Drain			4	\$100.00	\$400.00	\$400.00
Lawn Drain Piping			425	\$15.00	\$6,375.00	\$6,375.00
Crushed Granite Aggregate (Inorganic Mulch)			24,000	\$1.00	\$24,000.00	\$24,000.00
Grass Filter Fabric (Under Aggregate)			24,000	\$0.25	\$6,000.00	\$6,000.00
<b>SUBTOTAL</b>					<b>\$187,338</b>	<b>\$65,000</b>

2.5 inch caliper. Price includes soil installation.  
  
4" Dual-wall HDPE piping 1' deep  
Crushed Granite, 40ton, 120cy  
Under all planting and inorganic mulch areas

**Vehicular Hardscape**

Item Description	SY	ALLOWANCE	QTY	UNIT PRICE	AMOUNT	AMOUNT
Primary Entry Access Drive/Dropoff/Parking (Recycled Asphalt)			2,327	\$28.00	\$65,156.00	\$65,156.00
ADA Ramp			540	\$18.00	\$9,720.00	\$9,720.00
Overflow Parking (Gravel)			1	\$1,000.00	\$1,000.00	\$1,000.00
Overflow Parking (Recycled Asphalt)			5,182	\$9.00	\$46,638.00	\$46,638.00
Overturn Area (Phase 1) (Gravel)			833	\$9.00	\$7,497.00	\$7,497.00
Overturn Area (Phase 2) (Recycled Asphalt)			3,332	\$23.00	\$76,436.00	\$76,436.00
Service Access and Parking (Gravel)			1,739	\$3.00	\$5,217.00	\$5,217.00
Service Access and Turnaround (Recycled Asphalt with Base)			1	\$20,000.00	\$20,000.00	\$20,000.00
Parkway Curb Cut			1	\$20,000.00	\$20,000.00	\$20,000.00
<b>SUBTOTAL</b>					<b>\$351,278</b>	<b>\$181,978</b>

Includes 3" asphalt, 6" class 6, separator fabric  
6" class 6 w/ separator fabric and subgrade prep (6")  
Includes 3" asphalt, 6" class 6, separator fabric  
6" class 6 w/ separator fabric and subgrade prep (6")  
Includes 3" asphalt, 6" class 6, separator fabric  
6" class 6 w/ separator fabric and subgrade prep (6")

**Pedestrian Hardscape**

Item Description	SY	ALLOWANCE	QTY	UNIT PRICE	AMOUNT	AMOUNT
West Plaza (Phase 2)			265	\$40.00	\$10,600.00	\$10,600.00
West Plaza (Phase 3) (Concrete)			550	\$40.00	\$22,000.00	\$22,000.00
East Plaza (Phase 1) (Concrete)			450	\$40.00	\$18,000.00	\$18,000.00
East Plaza (Phase 2) (Concrete)			941	\$40.00	\$37,640.00	\$37,640.00
East Plaza (Phase 3) (Concrete)			780	\$40.00	\$31,200.00	\$31,200.00
VIP Seating Area (Phase 1 - Concrete)			21	\$40.00	\$840.00	\$840.00
Amphitheater Ramps/Stairs (Phase 1) (Concrete)			710	\$55.00	\$39,050.00	\$39,050.00
Amphitheater Ramps/Stairs (Phase 2) (Concrete)			1,523	\$55.00	\$83,765.00	\$83,765.00
Concrete Pad (Sound Mix)			7	\$40.00	\$280.00	\$280.00
Concrete Pad (Sound Mix)			1,841	\$45.00	\$83,445.00	\$83,445.00
12" Wide Flat Segment (Phase 1)			1,045	\$45.00	\$46,945.00	\$46,945.00
12" Wide Flat Segment (Phase 2)			340	\$40.00	\$13,600.00	\$13,600.00
Sidewalk to River			340	\$40.00	\$13,600.00	\$13,600.00
Plaza Expansion for Expanded Building (Phase 2)			170	\$90.00	\$15,300.00	\$15,300.00
Police Access Walkway (Gravel)			208	\$80.00	\$16,640.00	\$16,640.00
30" Wall - VIP			84	\$100.00	\$8,400.00	\$8,400.00
Wall - Amphitheater			84	\$100.00	\$8,400.00	\$8,400.00
<b>SUBTOTAL</b>					<b>\$707,442</b>	<b>\$199,060</b>

4" Concrete Pad  
4" Concrete Pad  
4" Concrete Pad  
  
4" Concrete Pad  
4" Concrete Pad  
4" Concrete Pad  
4" Concrete Pad

Item Description	SY	ALLOWANCE	QTY	UNIT PRICE	AMOUNT	AMOUNT
General Conditions					\$65,148	\$42,541
Overhead & Profit					\$52,022	\$35,451
Contingency 15%					\$167,856	\$105,354
<b>TOTAL</b>					<b>\$725,076</b>	<b>\$483,300</b>

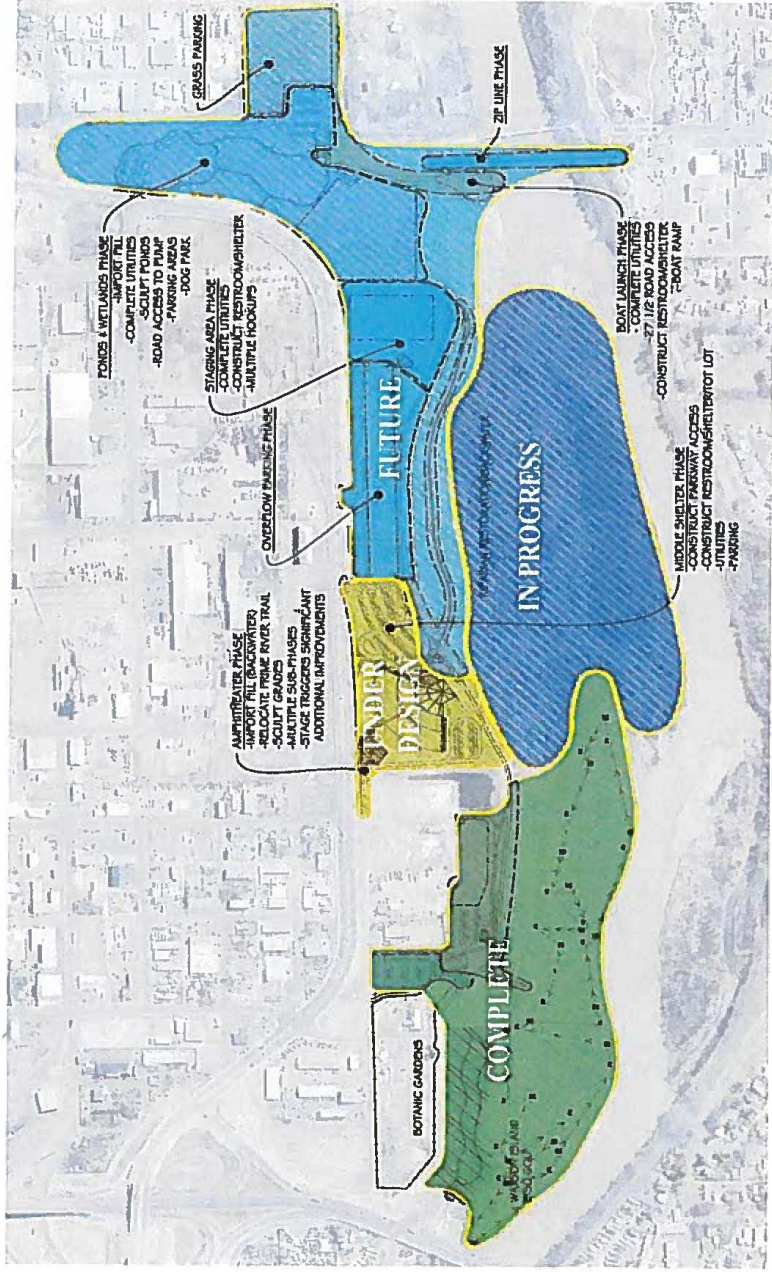
PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		8/28/2015	
PROJECT NAME.....LAS COLONIAS AMPHITHEATER		STAGE BUILDING			
LOCATION.....GRAND JUNCTION, CO					
ARCHITECT.....METHOD STUDIO		Total SF		4,191	
STAGE OF DESIGN.....FEASIBILITY					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST		
<b>BUILDING COST ESTIMATE</b>					
02	EXISTING CONDITIONS		\$ 0.13	\$	535
03	CONCRETE		\$ 26.74	\$	112,047
04	MASONRY		\$ 13.06	\$	54,734
05	METALS		\$ 46.39	\$	194,430
06	WOODS & PLASTICS		\$ 0.75	\$	3,143
07	THERMAL & MOISTURE PROTECTION		\$ 37.12	\$	155,568
08	DOORS & WINDOWS		\$ 6.24	\$	26,135
09	FINISHES		\$ 12.23	\$	51,236
10	SPECIALTIES		\$ 1.00	\$	4,191
11	EQUIPMENT		\$ 3.58	\$	15,000
12	FURNISHINGS		\$ 4.77	\$	20,000
13	SPECIAL CONSTRUCTION		\$ -	\$	-
14	CONVEYING EQUIPMENT		\$ -	\$	-
21	FIRE SUPPRESSION		\$ 3.50	\$	14,669
22	PLUMBING		\$ 6.00	\$	25,146
23	HVAC		\$ 4.00	\$	16,764
26	ELECTRICAL		\$ 20.65	\$	86,544
27	COMMUNICATIONS		\$ 25.86	\$	108,382
28	ELECTRONIC SAFETY AND SECURITY		\$ 4.15	\$	17,393
31	EARTHWORK		\$ 7.69	\$	32,234
32	SITE IMPROVEMENTS		\$ 8.26	\$	34,620
33	UTILITIES		\$ -	\$	-
<b>SUBTOTAL</b>			\$ 232.11	\$	972,770
	GENERAL CONDITIONS	6%	\$ 13.93	\$	58,366
	OVERHEAD & PROFIT	5%	\$ 11.61	\$	48,639
	DESIGN CONTINGENCY	15%	\$ 34.82	\$	145,916
<b>TOTALS- FUNCTIONAL FIRST PHASE</b>			\$ 292.46	\$	1,225,691
<b>ALTERNATES</b>					
	Alternate #1 Scissor Gate			\$	15,120
	Alternate #2 Understage Chair Storage			\$	45,360
	Alternate #3 Stage ADA Access			\$	23,435
<b>BUILDING EXPANDED</b>					
	Phase 2A East Wing Expansion	960 SF	\$ 292.46	\$	280,759
	Phase 2B West Wing Expansion (storage)	960 SF	\$ 200.00	\$	192,000

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		8/28/2015	
PROJECT NAME.....LAS COLONIAS AMPHITHEATER		STAGE BUILDING			
LOCATION.....GRAND JUNCTION, CO					
ARCHITECT.....METHOD STUDIO		Total SF		4,191	
STAGE OF DESIGN.....FEASIBILITY					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST		
02	<b>EXISTING CONDITIONS</b>				
	Site Clearing (Building Footprint)	4,455 SF	\$ 0.12	\$	535
	<b>TOTAL EXISTING CONDITIONS</b>			\$	535
03	<b>CONCRETE</b>				
	Loading Dock	1 LS	\$ 10,500.00	\$	10,500
	Foundation Wall	1,740 SF	\$ 22.68	\$	39,463
	Wing Foundation Wall	200 SF	\$ 34.00	\$	6,800
	Continuous Footing	62 CY	\$ 305.00	\$	18,978
	Spot Footings	62 CY	\$ 315.00	\$	19,600
	Slab on Grade- 4"	4,455 SF	\$ 3.75	\$	16,706
	<b>TOTAL CONCRETE</b>			\$	112,047
04	<b>MASONRY</b>				
	CMU Colored Block per Ted Ciavonne	3,040 SF	\$ 10.86	\$	33,014
	Wing Wall Colored CMU per Ted Ciavonne	2,000 SF	\$ 10.86	\$	21,720
	<b>TOTAL MASONRY</b>			\$	54,734
05	<b>METALS</b>				
	Structural Steel at roof- 20# SF	89,100 LB	\$ 1.90	\$	169,290
	Metal Roof Deck	4,455 SF	\$ 2.05	\$	9,133
	Stairs	52 SF	\$ 30.00	\$	1,553
	Wall Mounted Railing	20 LF	\$ 65.00	\$	1,282
	Free Standing Railing	10 LF	\$ 125.00	\$	1,233
	Miscellaneous Metals	4455 SF	\$ 2.68	\$	11,939
	<b>TOTAL METALS</b>			\$	194,430
06	<b>WOOD &amp; PLASTICS</b>				
	<b>Carpentry:</b>				
	Blocking	4,191 SF	\$ 0.25	\$	1,048
	<b>Subtotal for Carpentry</b>			\$	1,048
	<b>Millwork:</b>				
	Millwork:	4,191 SF	\$ 0.50	\$	2,096
	<b>Subtotal for Millwork</b>			\$	2,096
	<b>TOTAL WOOD &amp; PLASTICS</b>			\$	3,143
07	<b>THERMAL &amp; MOISTURE PROTECTION</b>				
	R-30 Rigid Insulation	2,055 SF	\$ 4.00	\$	8,220
	Batt Insulation at exterior framing	2,761 SF	\$ 0.72	\$	1,988
	Sound Batt Insulation	1,339 SF	\$ 0.48	\$	643
	Exterior Sheathing	2,761 SF	\$ 1.65	\$	4,556
	Spray Insulation	2,761 SF	\$ 1.15	\$	3,175
	2" Rigid Insulation at exterior wall	2,761 SF	\$ 1.95	\$	5,384
	Metal Panel Siding	1,800 SF	\$ 24.00	\$	43,200
	Metal Panel Roof	2,400 SF	\$ 8.65	\$	20,760
	Single Ply Membrane	2,055 SF	\$ 3.80	\$	7,809
	Soffit	2,400 SF	\$ 20.00	\$	48,000
	Metal Wall Cap/ Raised Drip Edge	134 LF	\$ 9.65	\$	1,294
	Metal Flashings	293 SF	\$ 5.65	\$	1,654
	Building Fireproofing	4,191 SF	\$ 1.65	\$	6,915

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		8/28/2015	
PROJECT NAME.....LAS COLONIAS AMPHITHEATER		STAGE BUILDING			
LOCATION.....GRAND JUNCTION, CO					
ARCHITECT.....METHOD STUDIO		Total SF		4,191	
STAGE OF DESIGN.....FEASIBILITY					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST		
	Fire Caulking	4,191 SF	\$ 0.15	\$	629
	Fire stopping	4,191 SF	\$ 0.20	\$	838
	Caulking & Sealants	4,191 SF	\$ 0.12	\$	503
	<b>TOTAL THERMAL &amp; MOISTURE PROTECTION</b>			\$	<b>155,568</b>
<b>08</b>	<b><u>DOORS &amp; WINDOWS</u></b>				
	Double Interior Doors	1 EA	\$ 1,465.00	\$	1,465
	Exterior Hollow Metal	14 EA	\$ 980.00	\$	13,720
	Loading Dock Doors	3 EA	\$ 3,650.00	\$	10,950
	<b>TOTAL DOORS &amp; WINDOWS</b>			\$	<b>26,135</b>
<b>09</b>	<b><u>FINISHES</u></b>				
	Exterior Furring	2,761 SF	\$ 1.85	\$	5,108
	Furring at ext metal panel at proscenium	1,800 SF	\$ 3.60	\$	6,480
	Metal Stud wall Framing	1,339 SF	\$ 2.25	\$	3,013
	5/8" Gypsum board	2,678 SF	\$ 1.41	\$	3,776
	Paint Ceiling Structure	3,400 SF	\$ 2.75	\$	9,350
	Stage Flooring sealed concrete	3,341 SF	\$ 0.89	\$	2,973
	Restroom Flooring	850 SF	\$ 10.65	\$	9,053
	Base	179 LF	\$ 2.65	\$	473
	Graffiti Coating	3,040 EA	\$ 2.25	\$	6,840
	Paint/ Stain Doors and Frames	18 EA	\$ 65.00	\$	1,170
	Paint Gypsum Wallboard	2,678 SF	\$ 0.46	\$	1,232
	Paint Gypsum Ceiling	3,400 SF	\$ 0.52	\$	1,768
	<b>TOTAL FINISHES</b>			\$	<b>51,236</b>
<b>10</b>	<b><u>SPECIALTIES</u></b>				
	Specialties	4,191 SF	\$ 1.00	\$	4,191
	<b>TOTAL SPECIALTIES</b>			\$	<b>4,191</b>
<b>11</b>	<b><u>EQUIPMENT</u></b>				
	Scissor Lift	1 LS	\$ 15,000.00	\$	15,000
	<b>TOTAL EQUIPMENT</b>			\$	<b>15,000</b>
<b>12</b>	<b><u>FURNISHINGS</u></b>				
	Chairs and Tables	1 LS	\$ 20,000.00	\$	20,000
	<b>TOTAL FURNISHINGS</b>			\$	<b>20,000</b>
<b>13</b>	<b><u>SPECIAL CONSTRUCTION</u></b>				
	<b>TOTAL SPECIAL CONSTRUCTION</b>			\$	<b>-</b>
<b>21</b>	<b><u>FIRE SUPPRESSION</u></b>				
	Fire Sprinkler System	4,191 SF	\$ 3.50	\$	14,669
	<b>TOTAL FIRE SUPPRESSION</b>			\$	<b>14,669</b>
<b>22</b>	<b><u>PLUMBING</u></b>				
		4,191 SF	\$ 6.00	\$	25,146
<b>23</b>	<b><u>HVAC</u></b>				
		4,191 SF	\$ 4.00	\$	16,764
<b>26</b>	<b><u>ELECTRICAL</u></b>				
	Service & Distribution	4,191 SF	\$ 6.65	\$	27,870
	Emergency Generator 250 KW	0 EA	\$ 80,000.00	\$	-

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		8/28/2015
PROJECT NAME .....		LAS COLONIAS AMPHITHEATER		STAGE BUILDING
LOCATION .....		GRAND JUNCTION, CO		
ARCHITECT .....		METHOD STUDIO		Total SF 4,191
STAGE OF DESIGN .....		FEASIBILITY		
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	Power	4,191 SF	\$ 6.00	\$ 25,146
	House Lighting	4,191 SF	\$ 8.00	\$ 33,528
	Lightning Protection	0 LS	\$ 15,000.00	\$ -
	<b>TOTAL ELECTRICAL</b>			<b>\$ 86,544</b>
27	<b>COMMUNICATION</b>			
	Telecommunication	4,191 SF	\$ 2.00	\$ 8,382
	Audio Visual	1 Allow	\$ 100,000.00	\$ 100,000
	<b>TOTAL COMMUNICATION</b>			<b>\$ 108,382</b>
28	<b>ELECTRONIC SAFETY AND SECURITY</b>			
	Fire Alarm	4,191 SF	\$ 2.50	\$ 10,478
	Security System	4,191 SF	\$ 1.65	\$ 6,915
	<b>TOTAL ELECTRONIC &amp; SAFETY &amp; SECURITY</b>			<b>\$ 17,393</b>
31	<b>EARTHWORK</b>			
	Building area site grading	4455 SF	\$ 0.89	\$ 3,985
	Building Excavation	660 CY	\$ 6.00	\$ 3,960
	Backfill and Compaction imported fills	660 CY	\$ 29.00	\$ 19,140
	Gravel under slab	132 TNS	\$ 26.00	\$ 3,432
	Building Grading	4455 SF	\$ 0.39	\$ 1,737
	<b>TOTAL EARTHWORK</b>			<b>\$ 32,234</b>
32	<b>EXTERIOR IMPROVEMENTS</b>			
	ADA Ramps	216 SF	\$ 5.64	\$ 1,218
	ADA Ramp Free Standing Railings	48 LF	\$ 105.00	\$ 5,040
	ADA Ramp wall mounted rail	48 LF	\$ 55.00	\$ 2,640
	ADA Ramp Walls	272 SF	\$ 24.00	\$ 6,528
	ADA Ramp Wall footing	10 CY	\$ 315.00	\$ 3,173
	Stair Railings	80 LF	\$ 135.00	\$ 10,800
	CIP Stairs	180 SF	\$ 29.00	\$ 5,220
	<b>TOTAL EXTERIOR IMPROVEMENTS</b>			<b>\$ 34,620</b>
33	<b>UTILITIES</b>			
	Water Service- by others			
	Sewerage Connection- by others			
	Gas Service- by others			
	<b>TOTAL UTILITIES</b>			<b>\$ -</b>

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		8/28/2015	
PROJECT NAME.....LAS COLONIAS AMPHITHEATER		ALTERNATES			
LOCATION.....GRAND JUNCTION, CO					
ARCHITECT.....METHOD STUDIO					
STAGE OF DESIGN.....FEASIBILITY					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST		
<b>Alternate #1 Scissor Gate</b>					
	Scissor Gate	1 LS	\$ 12,000.00	\$	12,000
SUBTOTAL				\$	12,000
	GENERAL CONDITIONS	6%		\$	720
	OVERHEAD & PROFIT	5%		\$	600
	DESIGN CONTINGENCY	15%		\$	1,800
<b>TOTALS</b>				\$	<b>15,120</b>
<b>Alternate #2 Understage Chair Storage</b>					
	Suspended Concrete stage areas (chair storage)	600 SF	\$ 60.00	\$	36,000
SUBTOTAL				\$	36,000
	GENERAL CONDITIONS	6%		\$	2,160
	OVERHEAD & PROFIT	5%		\$	1,800
	DESIGN CONTINGENCY	15%		\$	5,400
<b>TOTALS</b>				\$	<b>45,360</b>
<b>Alternate #3 Stage ADA Access</b>					
	ADA Ramps	216 SF	\$ 5.64	\$	1,218
	ADA Ramp Free Standing Railings	48 LF	\$ 105.00	\$	5,040
	ADA Ramp wall mounted rail	48 LF	\$ 55.00	\$	2,640
	ADA Ramp Walls	272 SF	\$ 24.00	\$	6,528
	ADA Ramp Wall footing	10 CY	\$ 315.00	\$	3,173
SUBTOTAL				\$	18,600
	GENERAL CONDITIONS	6%		\$	1,116
	OVERHEAD & PROFIT	5%		\$	930
	DESIGN CONTINGENCY	15%		\$	2,790
<b>TOTALS</b>				\$	<b>23,435</b>



# Revised Phasing Plan

**Las Colonias Park - Phasing and Cost Estimate Update  
August 2015**

<b>Native Arboretum</b>	<b>2013 Master Plan</b>	<b>Changes</b>
<b>COMPLETED</b>	Complete loop through North Channel	Partial Loop through North Channel
	Collaboration with Tamarisk Coalition	No change
	Develop interpretive signage	No change
	Collaboration with Botanical Gardens	City maintainance outside gate
	<b>\$92,000</b>	<b>\$36,481</b>
<b>Trailhead Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	Combined with West Shelter Phase	Combined with West Shelter Phase
<b>West Shelter Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
<b>COMPLETED</b>	Restroom/Shelter and play features	Used play features from Canyon View
	Pedestrian bridge across slough	Eliminated due to budget and lack of priority
	90 paved parking spaces	78 paved parking/84 in renovated triangle
	140 paved parking spaces	56 recycled asphalt parking spaces
	115 native grass parking spaces	169 native grass parking spaces
	Trail connections	No change
	Allows existing trail connections	No change
		755 Struthers purchase/cleanup, \$216,355
		Bot Gardens relocate/maintenance, \$10,166
		CDA/Struthers Ave landscape design \$4,914
	<b>\$962,566</b>	
	<b>\$1,918,000</b>	
<b>Amphitheater Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
<b>Actual Cost/Cost Estimate</b>	Relocate existing trail	No change
	Import fill from other on-property excavation	No change
	Includes multiple sub-phases	No change
		Building Functional, \$1,225,691
		Site Functional, \$1,326,076
	<b>\$2,551,767</b>	
	<b>\$3,400,000</b>	
<b>Middle Shelter Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
<b>Cost Estimate</b>	Relocate existing trail	Included in functional Phase I of site
	Import fill from other on-property excavation	No change
	Construct one Parkway access	Included in functional Phase I of site
	Restroom/Shelter and play features	No change
	150 paved parking spaces	Included in functional Phase I of site
	<b>\$1,169,131</b>	
	<b>\$1,500,000</b>	
<b>Riparian Restoration Area</b>	<b>2013 Master Plan</b>	<b>Changes</b>
<b>Cost Estimate</b>	Excavation to create backwater area	Included in functional Phase I of site
		Test channel project
		Water quality testing
		Delineation
		Design
	Creation of water feature w/rec access	
	<b>\$550,000</b>	
	<b>\$75,000</b>	



<b>Overflow Parking Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	Relocate existing trail	No change
	205 paved parking spaces	No change
	500 native grass parking spaces	No change
<b>Cost Estimate</b>	<b>\$981,000</b>	<b>\$981,000</b>
<b>Multipurpose/Festival Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	Relocate existing trail	No change
	Restroom/Shelter	No change
	Multipurpose grass area for festival or other use	No change
	Includes multiple hookups for water and electric	No change
<b>Cost Estimate</b>	<b>\$731,000</b>	<b>\$731,000</b>
<b>Ponds and Wetlands Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	Import fill from other excavation	No change
	Sculpt ponds	No change
	Road access to boat launch/maintenance	No change
	Small paved parking lots w/100 spaces	No change
	5 acre fenced dog park	No change
	Irrigation for park/regional irrigation	No change
<b>Cost Estimate</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>
<b>Grass Parking Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	300 native grass, overflow parking spaces	No change
	Large event camping	No change
<b>Cost Estimate</b>	<b>\$130,000</b>	<b>\$130,000</b>
<b>Boat Launch Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	Restroom/Shelter	No change
	Boat ramp	No change
<b>Cost Estimate</b>	<b>\$712,000</b>	<b>\$712,000</b>
<b>Zipline Phase</b>	<b>2013 Master Plan</b>	<b>Changes</b>
	\$403,000	\$403,000
<b>Master Plan Actual Cost/Cost Estimate</b>	<b>\$12,942,000</b>	<b>\$11,226,945</b>
<b>Additional Options</b>		Building Alternates, \$83,915 Building Expanded, \$472,759 Site Expanded, \$893,370 Future Phases, \$425,000
<b>Total w/Options</b>		<b>\$1,875,044</b> <b>\$13,101,989</b>

**Las Colonias Park - Maintenance Estimate Update  
August 2015**

**Native**

**Arboretum/Trailhead/**

**West Shelter**

**2013 Master Plan**

**Actual**

One 40 week seasonal employee, \$22,000, annual	No additions to staff
Operational supplies and expenses, \$17,000 annual	No additional to operating
One service truck, \$23,000, one-time	No additions to the fleet
One utility vehicle, \$10,000, one-time	No additions to the fleet
<b>\$39,000 annual/\$33,000 one-time</b>	<b>\$0 annual/\$0 one-time</b>
<b>COMPLETED \$72,000</b>	<b>\$0</b>

**Amphitheater/Middle  
Shelter/Boat**

**Launch/Zipline**

**2013 Master Plan**

**Changes**

One full-time equipment operator, \$65,000, annual	no change
One 40 week seasonal employee, \$22,000, annual	no change
Operational supplies & expenses, \$25,000, annual	Operating repair and maintenance, \$4,600, annual Cell phone for on-site, emergency use, \$150, annual Overtime, \$1,600, annual Materials and supplies, \$6,000, annual Nursery stock, soil, sand, and gravel, \$2,500, annual Chemicals and fertilizers, \$2,000, annual Utilities, \$35,000, annual Contract services, \$2,500, annual Interfund charges for fleet, \$6,000, annual Mowing equipment, \$75,000, one-time One service truck, \$30,000, one-time Utility vehicle, \$12,000, one-time
<b>\$112,000 annual/\$0 one-time</b>	<b>\$147,350 annual/\$117,000 one-time</b>
<b>Actual Cost/Cost Estimate \$112,000</b>	<b>\$264,350</b>

**Wetlands/Riparian/  
MultiPurpose/**

**Additional Parking**

**2013 Master Plan**

**Changes**

One full-time equipment operator, \$65,000, annual	No change
One 40 week seasonal employee, \$22,000, annual	No change
Operational supplies & expenses, \$15,000, annual	No change
One service truck, \$23,000, one-time	Shift to Amphitheater due to phasing change
Mowing equipment, \$75,000, one-time	Shift to Amphitheater due to phasing change
Loader and utility vehicle, \$85,000, one-time	Loader, \$73,000, one-time, utility vehicle to Amp.
<b>\$102,000 annual/\$183,000 one-time</b>	<b>\$102,000 annual/\$73,000 one-time</b>
<b>Cost Estimate \$285,000</b>	<b>\$175,000</b>

**Annual Totals**

**\$253,000**

**\$249,350**

**One-Time Totals**

**\$216,000**

**\$190,000**

**Total**

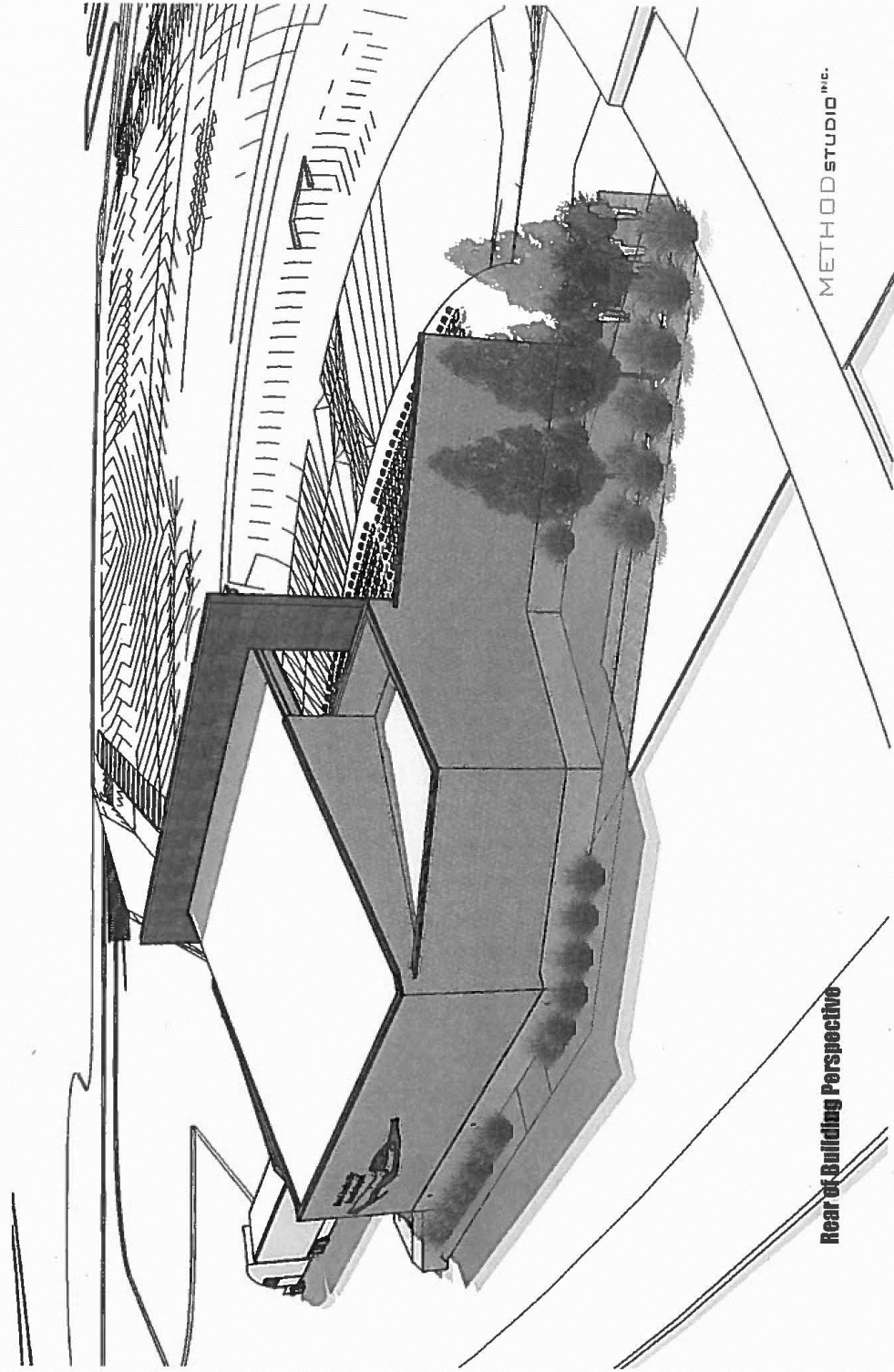
**\$469,000**

**\$439,350**



**Audience/Stage Perspective**

METHODSTUDIO INC.



**Rear of Building Perspective**

METHODSTUDIO INC.

# PUBLIC PARKING AVAILABILITY MAP



Printed: 8/21/2015



1 inch = 400 feet