



# Rifle Parks & Recreation

## Advisory Board

### REGULAR MEETING AGENDA

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June 9, 2025  
5:30 PM  
202 Railroad Avenue, Rifle, CO

#### **5:30 PM - Regular Meeting**

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment** \*(Maximum time permitted for Public Comment is 3 minutes per person)  
\*(Reserved for general comments or items on the agenda that are not a public hearing)
- 4. Consent Agenda**
  - 4.a.** Consider Minutes of the May 12, 2025, Regular PRAB Meeting.
- 5. Presentation**
- 6. Regular Agenda**
  - 6.a.** Rifle Field House Feasibility Study - Collab Architecture
  - 6.b.** Birch Park Update
- 7. Administrative Reports**
- 8. Adjournment**

#### **ACCESSIBILITY STATEMENT**

*The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Parks & Recreation Director Austin Rickstrew at 970-665-6578 or email [arickstrew@riflenco.org](mailto:arickstrew@riflenco.org). Please allow 48 hours for your requests to be met.*

*La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame al Director de Parques y Recreación Austin Rickstrew al 970-*

665-6578 o envíe un correo electrónico a [arickstrew@rifleco.org](mailto:arickstrew@rifleco.org). Por favor, permita 48 horas para que se atiendan sus solicitudes.



**Agenda Item #4.a.**

**Agenda Item Name:**

Consider Minutes of the May 12, 2025, Regular PRAB Meeting.

**Presenter:**

Kim Arnold, Parks Administrative Assistant

**Item Description:**

Consider Minutes of the May 21, 2025 Regular Meeting

**Recommended Action:**

Move to approve the minutes of the May 12, 2025, Park and Recreation Advisory Board Regular Meeting

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

N/A

**Executive Summary:**

Minutes of the May 12, 2025 Regular Meeting

**Notification Requirements:**

N/A

**Prepared By:**

Kim Arnold, Parks Administrative Assistant

**Attachments:**

1. May 12, 2025 PRAB Minutes DRAFT

# Rifle Parks & Recreation Board

## Regular Meeting Minutes

### May 12, 2025

The meeting was called to order at 7:09 pm by Annie MacGregor.

<u>MEMBERS PRESENT</u>	<u>YES</u>	<u>NO</u>
Ken Blatter	X	
Kirsten Clancy	X	
Aaron Cumming	X	
John Douglas		X
Annie MacGregor	X	
Ari Philipson	X	
Betsey Seymour	X	
Jens Smith		X

**Staff Present** Austin Rickstrew, Matt Rowe, Kim Arnold

**PUBLIC COMMENT.** Aaron thanked the Maintenance Crew team for keeping the equipment safe. He has seen other parks where the equipment is neglected. The broken sprinklers at Palomino Park were fixed. Deerfield Park is looking good – “The lights at the baseball field look great.” There will be a new parking location near Centennial Park where the building was previously torn down. It should be completed in June and can hold roughly 20-25 cars. Annie was approached about shade for the playground equipment on hot summer days. There are options available, which include replacing existing equipment with equipment that includes shade elements; or shade structures could be put up. Ari is still receiving positive feedback from the Rifle Clean-Up Day. The soccer program is going great. Once it is over we are putting a U12 field up there to use as well.

**APPROVAL OF APRIL MEETING MINUTES.** The minutes from the April 14, 2025, meeting were approved following a motion by Ken and seconded by Kirsten and the motion passing unanimously by voice vote.

**MOBILE VENDING PERMITS – FROSTBITE LIMITED.** The Mobile Vending Permit for Frostbite Limited was approved with a motion by Aaron and seconded by Ken.

**ADOPTION OF STRATEGIC PLAN PRIORITIES AND UPDATES 2025-2026** The Strategic Plan 2025-2026 was adopted with a motion by Ken and seconded by Betsey. The motion passed unanimously via voice vote.

**FORMAL RECOMMENDATION TO CITY COUNCIL FOR THE ENERGY AND RESILIENCE ACTION PLAN** The Board recommended to move forward with the action plan with Ken making the motion, Ari seconding. Unanimous voice vote approval.

## **ADMINISTRATIVE REPORTS.**

**Birch Project Funding and Construction Phases** In-depth discussion of Birch project finances, including a \$1.25 million LWCF grant, a \$800,000 GOCO grant, and \$650,000 budgeted in 2025. Estimates indicate a cost of about \$4 million for both Phase 1 and Phase 2.

**Construction Timeline and Upcoming Meetings Established** upcoming dates: a 50% construction document design review meeting on Wednesday (May 14, 2025), a 100% CDS review meeting on the 11th (June 11, 2025), consultant bid packet review on June 25, 2025, with project selection in mid to late July and a groundbreaking planned for August 2025.

**ADJOURNMENT.** Aaron moved to adjourn the meeting, with Betsey seconding the motion. The meeting was officially adjourned at 7:51 pm.

DRAFT



**Agenda Item #6.a.**

**Agenda Item Name:**

Rifle Field House Feasibility Study - Collab Architecture

**Presenter:**

Austin Rickstrew, Parks & Recreation Director

**Item Description:**

Discussion and update on the Feasibility Study

**Recommended Action:**

Appoint a maximum of two members to the stakeholder group.

**Fiscal Impact:**

This study was not budgeted in 2025, and a budget supplement will be required. City Council chose to fund the project from the Parks and Recreation Budget.

**Operational Impact:**

While the consultants will primarily lead the study, staff involvement is necessary to ensure accuracy and alignment with City goals. The Parks and Recreation advisory board will be able to provide input throughout the process and be a part of the stakeholder meetings. We can have up to two PRAB members as part of the stakeholder group. We will advertise any public meeting so that all PRAB members can attend.

**Prior Board Motions:**

N/A

**Background Information:**

The Parks and Recreation Department released a Request for Proposals (RFP) seeking qualified consulting firms to conduct a feasibility study for a potential Parks and Recreation Field House. This proposed facility aims to address longstanding community interest in enhanced indoor recreational opportunities, as identified in the 2024 Parks and Recreation Community Survey, and with council direction.

The survey highlighted strong demand for year-round access to indoor courts, turf fields, fitness areas, and flexible community programming space. The feasibility study will evaluate potential locations, develop conceptual designs, assess construction and operational costs, explore funding strategies, and analyze the facility's potential economic and community impacts. Community engagement is a key project component to ensure recommendations reflect local priorities.

The RFP was publicly posted via the Rocky Mountain E-Purchasing System (BidNet Direct), and proposals are due May 12, 2025. Following a comprehensive review process, staff recommended selecting Collab Architecture to complete the study. City Council approved awarding the contract. The project's goal is to

deliver a comprehensive feasibility report and recommendations to guide future decision-making regarding the development of the Field House.

### **Executive Summary:**

A thorough and competitive consultant selection process was undertaken to identify the most qualified firm to lead this important work. The City received 11 submittals in response to the Request for Proposals (RFP), with proposed fees ranging from \$47,500 to \$125,181. Each proposal was reviewed using consistent and transparent evaluation criteria, which included:

- Experience with similar feasibility studies
- Technical approach and understanding of project goals
- Qualifications and experience of key team members
- Project timeline and availability
- Cost-effectiveness and overall value
- Proposed approach to community engagement and stakeholder involvement

Community engagement was a key consideration, as the City strongly emphasizes inclusive, community-driven planning.

Following the initial review process, two firms, Victus Advisors and Collab Architecture, were selected for interviews. The interviews provided the opportunity to evaluate each firm's communication style, approach to collaboration, and ability to engage with the community meaningfully.

#### **• Project Overview**

1. Their team includes specialists in **architecture, recreation planning, operations, land use, and revenue modeling**
2. Their roadmap for the project includes:
  - **Discovery Phase** – Community engagement and needs assessment
  - **Big Ideas** – Concept generation and site feasibility
  - **Reliable Data** – Cost models, financial pro forma, and revenue projections
3. This step-by-step process is built to reduce risk and deliver clear, actionable outcomes.
4. Their team brings examples of similar projects from Silverthorne, Arvada and Ouray.

#### **• Engagement**

1. Their engagement process prioritizes deep, inclusive engagement through:
  - "Build-A-Center interactive workshops"
  - Pop-up Events
  - Stakeholder Meetings
  - Community Meetings
2. Their team will be onsite in Rifle 10-14 times during the project's duration.
3. There is a priority of inclusive engagement with underrepresented individuals.
4. The team proposes open houses, pop-up events, a project website, and live polling to ensure that community input meaningfully shapes the outcome.

#### **• Facility Planning**

1. Their plan includes smart, cost-effective facility planning.
  - Asking questions like:
    - Is this space the right size?

- Can it be shared or phased in later?
  - Are we creating multi-use or multi-useless spaces?
2. This leads to **efficient, scalable designs** that maximize limited resources.

- **Operational and Financial Projects**

1. Through subconsultant Ballard\*King, they develop detailed revenue and expense projects for multiple facility sizes.
2. Recovery rates are clearly outlined in the final document.

- **Budgeting & Target Value Design.**

1. It will include breakdowns of staffing, fee structures, rentals, programs, and utilities.

**A full listing of all RFP Information can be found at: [www.RifleCO.org/Packetaddendums](http://www.RifleCO.org/Packetaddendums)**

**Notification Requirements:**

N/A

**Prepared By:**

Austin Rickstrew, Parks & Recreation Director

**Attachments:**

1. RFP\_04072025 Evaluation and Interviews Totals
2. Rifle Field House Feasibility Study\_Collab Architecture (1)
3. RFP\_04072025 Parks and Recreation Field house RFP

04072025 - City of Rifle-Parks and Recreation Field House Feasibility Study Interviews Average Scores		
Committee Member	Collab Architecture	VICTUS ADVISORS
1	82.00	77.00
2	94.00	86.00
3	72.00	67.00
4	92.00	83.00
Total	340.00	313.00
Average	85.00	78.25

04072025 - City of Rifle-Parks and Recreation Field House Feasibility Study											
Committee Member	TAG Project Management	Sports Facilities Companies	Berry Dunn McNeil & Parker,	Power Wellness	Rosenfeld Design, LLC	Land+Shelter: Architecture and Planning	Pros consulting inc	Collab Architecture	Confluence	VICTUS ADVISORS	The Innovation Group
1	68.00	76.00	67.00	89.00	85.00	76.00	81.00	92.00	79.00	88.00	82.00
2	84.50	61.00	80.00	89.00	84.00	78.50	81.50	84.50	77.00	78.50	78.50
3	73.00	85.00	80.00	79.00	77.00	78.00	76.00	81.00	78.00	85.50	76.00
4	70.00	74.00	82.00	84.00	81.00	86.00	80.00	87.00	80.00	93.00	80.00
Total	295.50	296.00	309.00	341.00	327.00	318.50	318.50	344.50	314.00	345.00	316.50
Average	73.88	74.00	77.25	85.25	81.75	79.63	79.63	86.13	78.50	86.25	79.13

# RESPONSE TO RFP



# PARKS AND RECREATION FIELDHOUSE FEASIBILITY STUDY

MAY 12, 2025

City of Rifle  
202 Railroad Ave  
Rifle, CO 81650

**Re: Parks & Recreation Field House Feasibility Study**

To City of Rifle Staff and Stakeholders,

The Rifle Field House Feasibility Study presents an exciting opportunity to plan for the next generation of recreational infrastructure in Rifle—one that reflects community values, supports year-round activity, and enhances quality of life across the region. Collab Architecture, in partnership with Design Concepts, Ballard\*King & Associates, DFH Consulting, and our team of aquatic advisors, brings a highly experienced and collaborative team with a strong track record in recreation planning, operational analysis, and financial modeling. Together, we are committed to delivering a comprehensive, community-informed study that balances vision with implementation.

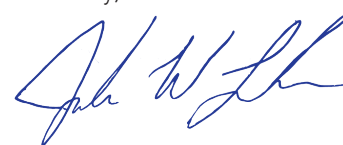
To achieve success, we will:

- Lead a creative and transparent planning process, working closely with City staff, stakeholders, and the Rifle community to identify key goals and opportunities.
- Evaluate the Metro Park site with a holistic lens—considering infrastructure, environmental conditions, and program alignment to determine feasibility and development potential, while remaining open to exploring other sites if needed.
- Assess recreational needs across Rifle’s diverse population, using targeted outreach and data analysis to define the right mix of programs and spaces.
- Deliver realistic financial projections and funding strategies, grounded in Ballard\*King’s operational expertise and supported by DFH’s construction cost modeling using Target Value Design.

Our team—led by myself, Jordan Lockner, Bryan Merritt, and nationally recognized recreation planning specialist Chris Kastelic—brings direct experience developing feasibility studies for communities such as Silverthorne, Ouray, the San Luis Valley, and Arvada. In addition, our consultant team brings knowledge and **experience working directly with the City of Rifle** through past projects including **Centennial Park, Birch Park, Rifle Mountain Park, the Rifle Aquatic Center Feasibility Study, and the Rifle Health and Wellness Center**. These partnerships have given our team a deep understanding of Rifle’s recreational priorities, planning context, and community expectations.

As a Colorado-based architectural firm, we are excited by the opportunity to support the City of Rifle in this important initiative. Thank you for considering our team. We look forward to the opportunity to help shape a vision for recreation that reflects Rifle’s values, priorities, and future growth.

Sincerely,



Jordan W. Lockner, AIA, NCARB  
Principal Architect & Owner | Collab Architecture  
jordan@collabarchitects.com | 970.215.9907



**This Page:**  
*The lobby at Town of Johnstown,  
Community YMCA*

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COLLAB ARCHITECTURE

# Designing Spaces that Bring Communities Together.

Who We Are

Collab Architecture is a Windsor-based architecture and planning firm recognized as one of the fastest growing private companies in Northern Colorado and the Front Range. At our core, we're driven by a collaborative spirit and a deep commitment to listening—because thoughtful design starts with understanding.

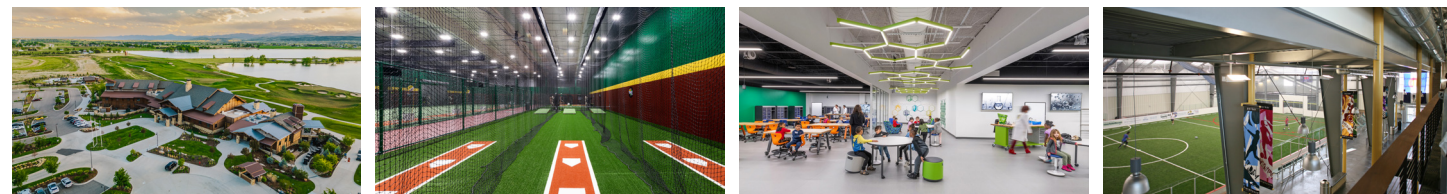
Our unofficial motto, **“Stop. Collaborate and Listen,”** reflects how we work: every project begins with curiosity, humility, and honest dialogue. We don't bring pre-packaged solutions—we ask the right questions, define success with our clients, and build lasting partnerships. This mindset helps us surface challenges early, align stakeholders, and create spaces that serve people and purpose.

Firm Qualifications & Differentiators

We don't take a one-size-fits-all approach. For the Rifle Field House, we've assembled a team specifically aligned with your goals—bringing together deep experience in municipal recreation planning, public engagement, and feasibility analysis across Colorado.

Our leadership team—Jordan Lockner, Bryan Merritt, and Michael Aller—brings strong project management, design, and technical expertise, with a focus on constructability, cost-efficiency, and community-driven outcomes. We're known for delivering forward-thinking solutions that are practical, buildable, and grounded in local context.

To lead recreation planning and feasibility, we've partnered with Chris Kastelic—a nationally respected expert in recreation facility design. His insight and experience help translate community needs into facilities that are sustainable, flexible, and operationally successful.




**collaboration.  
community.  
creative solutions.**

Recreational Planning Expertise

Our team brings deep expertise in the planning and design of recreation spaces that serve diverse populations and facility types. From municipal field houses and regional recreation centers to private athletic clubs, university wellness facilities, K-12 gymnasiums, and senior or community centers, we've worked across Colorado and beyond to deliver spaces that promote wellness, connection, and inclusivity.

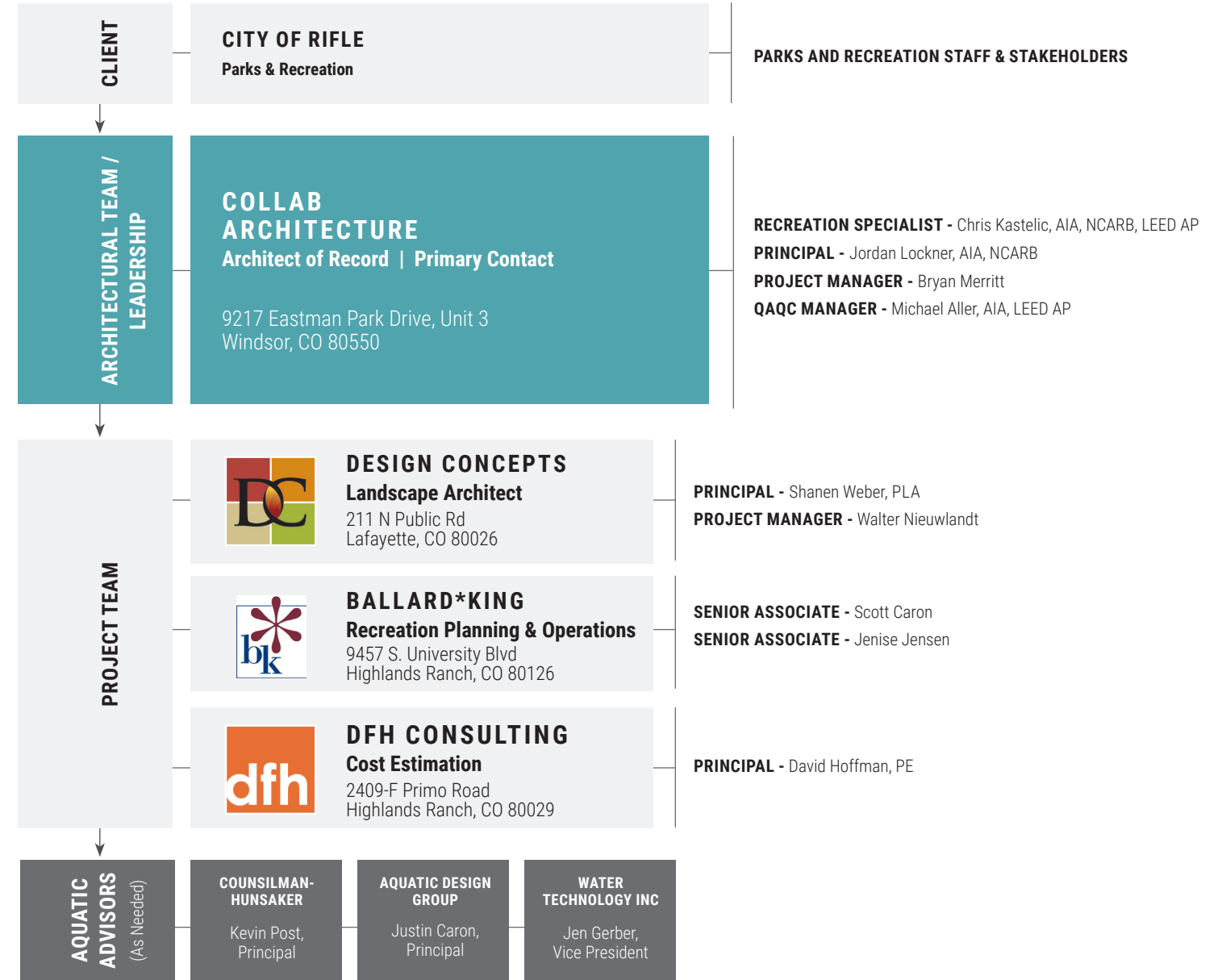
We understand how to balance programmatic needs with long-term operational success—whether through flexible multi-use spaces, sport-specific environments, or amenities like aquatics, indoor turf, fitness, and walking tracks. Our work is rooted in community engagement, practical analysis, and future-ready design, ensuring each facility reflects local priorities while remaining adaptable to evolving trends.

Project Leadership

	<b>Jordan Lockner</b> Principal		<b>Chris Kastelic</b> Recreation Specialist
	<b>Bryan Merritt</b> Project Manager		<b>Michael Aller</b> QA / QC Manager

Resumes for all team members can be found in the appendix.

PROJECT TEAM ORGANIZATION



OUR PROJECT TEAM BY THE NUMBERS

<b>250 +</b> Recreation Projects	<b>175 +</b> Feasibility Studies	<b>375 +</b> Municipal Projects	<b>5</b> City of Rifle Projects	<b>25 +</b> Projects with Mountain Communities
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PROJECT SIGNIFICANCE

# Community Pride, Place, & Purpose.

OUR UNDERSTANDING

Rifle is a community defined by resilience, connection, and outdoor spirit—and its parks and recreation system plays a vital role in supporting the health and vitality of its residents. As the city continues to grow, so too does the need for indoor, year-round facilities that support youth and adult sports, wellness programs, and community gathering.

The 2024 Parks and Recreation Community Survey made this clear: Rifle residents are ready for a facility that reflects their priorities. A community center was the highest-ranked need, and features such as indoor walking tracks, courts, and flexible fitness space were consistently identified as high priorities for investment. The Rifle Field House Feasibility Study is not just a planning exercise—it is a strategic step toward enhancing quality of life, supporting equitable access, and investing in the future of Rifle.

Metro Park has been identified as a potential site for this future facility, making this study critical in evaluating feasibility, community alignment, and long-term viability. Through thoughtful analysis and public engagement, we will help shape a vision for a facility that not only meets immediate needs but creates lasting value for the City of Rifle.

A PROJECT PLANNING PARTNER

At Collab Architecture, we understand that recreation facilities are about more than just space—they're about people, priorities, and purpose. We believe the most successful projects are built on shared vision, transparent collaboration, and honest conversations with the community.

As Rifle embarks on this important feasibility study, our role is to guide, support, and listen. Our team brings deep experience in Colorado-based recreation planning, coupled with an understanding of how local values, funding realities, and public input shape meaningful outcomes. We start by aligning with the City's goals—assessing current needs, engaging stakeholders, and providing clear, actionable data to inform decision-making.

Our approach is flexible and grounded—focused on delivering options that are responsive to community feedback, adaptable over time, and financially sustainable. With every step, we work to ensure the future Rifle Field House reflects not just what the community wants, but what it truly needs to thrive.



Above: City of Rifle Metro Park

EXECUTING THE VISION

## Phase 1: Discovery

This phase represents the information-gathering portion of the process. We will kick off Phase 1 with a Visioning Session, where we will collaborate with the advisory committee to discuss the project vision, challenges, and opportunities. Additionally, we will refine the scope of work, incorporating any potential revisions as a framework for ongoing decision-making throughout the project.

1. / Community Engagement & Stakeholder Input:

At the outset of the process, we will develop a comprehensive public participation plan that includes:

- Surveying methods and timing
- Stakeholder and focus group meetings
- Public open houses and pop-up events
- Website and digital media presence
- Additional methods for public input and communication

This process is critical to solidify before any public outreach is conducted, defining what information we seek, what information we will share and when, and the protocol for decision making. We will also utilize other resources to communicate with the public including virtual meetings to supplement in-person gatherings. We will create a project website to share updates, allow for public feedback and control the messaging in a clear and informative manner.

Public Engagement Strategy:

Our team is committed to an engagement process focused on listening to the Rifle community, asking the right questions to understand local perspectives, and building consensus toward a final field house plan. We will engage with current users of Rifle's parks and recreation facilities, city staff and advisory committees, elected and appointed officials, and the broader Rifle community.

Our priority is to reach voices that are typically underrepresented in public processes, including senior citizens, people with disabilities, youth, and low-income residents.

Our recommended engagement plan includes a combination of in-person events and virtual meetings, online project updates and digital engagement, and surveying the public at key milestones. This three-phase engagement strategy will ensure progressive input at critical stages. The initial engagement phase will focus on gathering input on existing programs, services, and community priorities for recreation. The midpoint engagement phase will present initial facility, program, and service recommendations for public review. The final engagement phase will allow us to share and collect feedback on the final conceptual plan recommendations. Our team will lead all communications, promotions, material development, and engagement activities, ensuring that public input directly shapes the final recommendations.

Community Workshops:

To maximize participation, open-house community events will be held at convenient times, allowing residents and stakeholders to provide input even if they cannot attend formal in-person presentations. To ensure an interactive and inclusive process, we will utilize live polling during sessions to capture real-time feedback, record and post sessions online to keep the community informed, and develop a structured process that includes defining what information to share and when, identifying the best methods for gathering feedback, clarifying the intended outcomes of public input, and establishing a standardized approach for posting and sharing information.

By implementing this thoughtful and inclusive engagement strategy, we will ensure that the future fieldhouse is shaped by the voices of the community and aligned with the city's long-term vision.



Above: Chris Kastelic leading Public Workshop

Needs Assessment:

The purpose of this task is to define and evaluate the unique recreational needs of the Rifle community and assess the area's ability to support a new indoor Field House that serves residents of all ages. Building on insights from the 2024 Parks and Recreation Community Survey, Ballard\*King & Associates will lead this effort in collaboration with City staff and Collab.

This will include targeted stakeholder interviews and a project-specific community survey to evaluate resident interest in key program elements, their likelihood of using the facility, and their willingness to pay for memberships, drop-in fees, or rentals. Ballard\*King will also analyze existing recreation data, including historical usage trends, financial data from local organizations, current partnerships (such as the use of school facilities), and any relevant lease or operational documents.

Findings from this assessment will inform market segmentation, program development, financial modeling, and operational strategies—ensuring the facility responds directly to community needs and expectations, as well as operational sustainability and longevity.

2. / Site Analysis:

Our approach to site analysis will take a holistic view of the project—evaluating how access, circulation, infrastructure, environmental conditions, and program needs intersect to shape the feasibility of development. While Metro Park is the preferred site and primary focus of the study, our team remains prepared to identify alternative options should unexpected constraints arise.

Design Concepts will lead the site analysis effort in close coordination with Collab Architecture. Their deep understanding of local conditions and prior experience working in the City of Rifle brings valuable insight into zoning, infrastructure, and development processes. This local expertise allows us to focus efforts efficiently at Metro Park while retaining the flexibility to assess other locations if needed.

Our analysis will explore the site's ability to support the proposed program, focusing on vehicular and pedestrian access, proximity to existing amenities, parking layout, environmental and topographic constraints, and compatibility with surrounding uses. As part of this effort, we will also evaluate the feasibility of a partial pool enclosure to support year-round aquatic access. Conceptual diagrams will illustrate how the facility could be organized within Metro Park, helping stakeholders visualize key relationships between the building, site functions, and community amenities.



## Phase 2: Big Ideas

### 3. / Facility Design and Programming:

#### Developing the Right Mix of Programs:

As part of the feasibility study, we will work closely with Rifle Parks and Recreation staff and the project Steering Committee to evaluate and refine the programmatic vision for the future Field House. Informed by community survey data and stakeholder engagement, we will look beyond just “what fits,” focusing instead on how the facility can best serve Rifle—through inclusive programming, efficient space planning, long-term operational sustainability, and community impact.

We’ll explore opportunities to support flexible recreation, fitness, wellness, and community gathering—balancing daily use needs with potential for special events, seasonal programming, and growth. As needed, we will develop a narrative around a potential pool enclosure and aquatic components, evaluating how they align with community priorities, budget, and long-term operations. Throughout this process, our team will consider connectivity, accessibility, sustainability, and cost-effectiveness to ensure the resulting plan delivers lasting value.

#### Concept Plan Development:

We will develop multiple high-level concept plan options that illustrate how the facility could take shape at Metro Park. These concepts will reflect the desired program elements while accounting for site constraints, circulation, and operational logistics. Through workshops with staff and stakeholders, we’ll refine these ideas toward a preferred approach that balances vision, feasibility, and financial responsibility.

In tandem, we’ll initiate discussions around operations, staffing, and revenue strategies to ensure programming decisions are grounded in long-term viability.

#### Thoughtful Planning

A key part of our approach is maximizing functional, programmable space within a compact, efficient footprint. During early planning, we focus on:

- Minimizing oversized corridors and reducing wasted circulation space
- Strategically locating support spaces like maintenance, storage, and mechanical rooms
- Designing flexible, multi-use rooms that serve varied programs throughout the day



## Phase 3: Reliable Data

### 4. / Financial & Economic Analysis:

#### Pro Forma:

Understanding that new recreation facilities often experience heightened community interest and participation in their early years, Ballard\*King will prepare a detailed pro forma that reflects these trends while accounting for long-term operational realities. The financial model will project annual revenues and expenses beginning in year one of operation, factoring in market capture rates, start-up costs, and anticipated growth curves. Long-term building life cycle considerations—such as warranties, scheduled maintenance, and system replacement timelines—will also be included to help the City anticipate capital needs over time.

#### Revenue Potential:

Revenue projections will be grounded in findings from community outreach and aligned with comparable facilities across Colorado. Ballard\*King will evaluate income streams from memberships, daily admissions, punch passes, program fees, facility rentals, and special events. We will also benchmark Rifle’s proposed fee structures against similar communities, and develop a five-year revenue recovery projection to illustrate how generated income offsets operational expenses.

#### Construction Cost Estimation:

Accurate construction cost modeling is essential to evaluating project feasibility and guiding design decisions. In partnership with DFH Consulting, one of the region’s leading cost estimators, our team will provide detailed cost estimates aligned with the scale and complexity of the proposed Field House. From the outset, we will establish a conceptual cost model that reflects real-world construction conditions, material costs, and local pricing trends.

We employ a Target Value Design approach—establishing clear budget goals early in the process and continuously aligning programming, site layout, and system selections with those goals. This proactive budgeting methodology allows us to evaluate design decisions in real time, preventing costly redesigns and ensuring that scope, quality, and budget remain in alignment. As the project evolves, we will conduct value analysis exercises in collaboration with City staff and, eventually, the general contractor. These efforts will focus on identifying cost-effective alternatives that preserve the integrity of the project and prioritize community impact.

#### Funding Options:

Our team will identify and evaluate potential funding sources to support both development and long-term operations of the Field House. This includes public, private, and grant-based sources; traditional municipal financing mechanisms such as general obligation bonds and certificates of participation (COPs); and dedicated local revenue streams, such as sales or lodging taxes. These strategies will be informed by findings from the 2024 Community Survey to ensure alignment with public support and community readiness.



Above: Program Assessment for the Lake Arbor Community Center Master Plan produced by Ballard King, Collab Architecture, and Design Concepts

### 5. / Operational Plan:

#### Operational Framework & Budget:

To support long-term sustainability, Ballard\*King will prepare a comprehensive operational budget. This will include staffing models for full-time, part-time, and seasonal employees, along with wage, benefit, and scheduling considerations. The analysis will also account for utilities, custodial and maintenance services, contracted operations (such as landscaping or security), and supplies for programs and general facility use.

A capital replacement fund will also be incorporated to ensure that the facility remains functional and up-to-date throughout its life cycle. This proactive approach to budgeting equips the City of Rifle with a realistic view of ongoing operational needs and resource planning.

### 6. / Impact Assessment:

#### Market Segmentation Analysis:

Using data gathered from the community needs assessment, Ballard\*King will conduct a market segmentation analysis to understand how various user groups—both local and regional—will engage with the Field House over time. This includes defining the facility’s primary and secondary service areas, identifying weekday versus weekend use patterns, and projecting utilization by activity type, age group, and user profile.

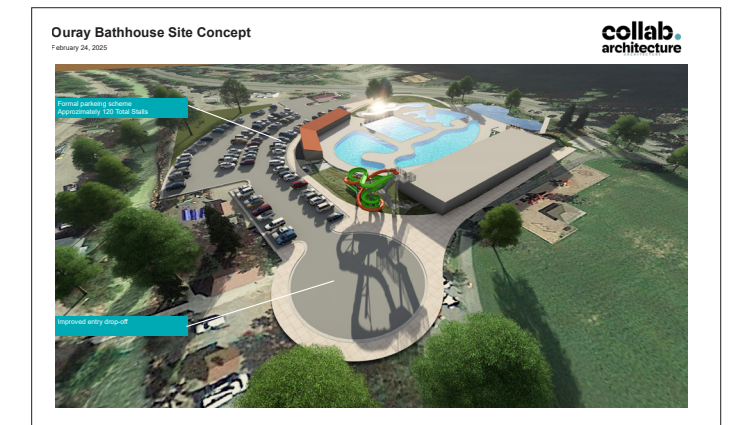
The analysis will also assess seasonal versus year-round use, helping inform staffing, scheduling, and program prioritization. Most importantly, it will help quantify the broader impact of the Field House—supporting Rifle’s goals to improve access to wellness, promote community gathering, and strengthen recreational opportunities for all residents.

### 7. / Final Report & Recommendations:

At the conclusion of the feasibility study, our team will compile all findings into a clear, actionable final report that supports informed decision-making by City leadership. This report will summarize community feedback, site analysis, program recommendations, operational and financial modeling, and long-term development strategies—presented in a format that is accessible to both staff and the broader public.

Our team has successfully completed similar reports for the City of Arvada, City of Ouray, and the Town of Silverthorne, where our deliverables not only guided internal planning efforts but also served as effective tools for public communication. In several cases, these reports supported community education ahead of ballot initiatives and funding discussions, helping to build transparency, trust, and momentum.

For Rifle, we will ensure that the final document is visually engaging, easy to navigate, and adaptable for both presentations to City Council and public-facing outreach materials—providing a strong foundation for next steps in project development.



Above: (Top) Rendered Site Plan of Ouray Bathhouse & Community Center (Bottom) Concept Plan Report for Town of Silverthorne Recreation Center Expansion

OUR COMMITMENT TO PROJECT SUCCESS

**Community-Driven Approach**

We are deeply committed to the art of community building. As places grow and evolve, new facilities become more than just buildings—they become expressions of shared values, spaces that bring people together, and tools that elevate quality of life for all. Rifle’s future field house should reflect the area’s unique character and respond directly to the needs expressed by the people who live and work here.

Our approach prioritizes:

- Develop a facility rooted in Rifle’s values—supporting health, connection, and year-round recreation.
- Prioritize features identified by the community, including indoor turf, aquatics, walking track, and flexible spaces.
- Ensuring affordability and accessibility across all ages and income levels
- Designing multi-use, multi-generational spaces that adapt to local needs as they evolve.
- Acting as responsible stewards of public funds to ensure every investment maximizes community benefit.

Throughout this process, Rifle’s residents will remain integral to the conversation. From visioning to final design, we will collaborate closely to ensure the field house becomes a lasting reflection of the community’s priorities, values, and identity.

**Maximize Value**

Our process is built on realistic, data-driven conversations about programming, broad community appeal, and maximizing facility utilization. We focus on justifying where funds are allocated by ensuring that programs are efficiently scheduled, spaces are optimized, and investments provide long-term community benefits.

For every program and activity area, we ask:

- What are the initial construction and long-term operational costs?
- What is the benefit provided, who does it serve, and how frequently?
- Does the space serve a broad or narrow group, and does it maximize utilization?
- Can the space be shared? Can it be scheduled throughout the day or week for different user groups?

To ensure cost efficiency, we evaluate potential space allocations, square footage requirements, and preliminary construction costs for each space type. This includes not only activity areas but also support spaces, such as maintenance and custodial areas, which are critical to long-term operations.

By applying this thoughtful approach, we maximize programming within a more cost-effective facility, ensuring better value for Rifle and its residents. This strategy allows us to deliver high-quality recreation opportunities while making the most of available resources.

**Thoughtful Programming**

Affordable, accessible, and multi-generational community recreation enhances quality of life and reinforces community values. Programs and amenities designed with broad appeal—serving as many groups as possible—create a more rewarding recreational experience for all residents.

One thing is certain: recreation programs and trends will evolve. The most successful facilities are those that can adapt to change while maintaining a high-quality user experience. Key considerations for ensuring broad appeal include:

- Multi-use spaces are essential, but they must be carefully designed to maintain functionality—over-flexibility can lead to spaces that attempt to serve too many purposes and ultimately fail to serve any optimally.
- Programs that engage the broadest population will be the most operationally and financially sustainable over time.
- Spaces that accommodate multiple programs and user groups will naturally become the most highly utilized areas within the facility.

By focusing on versatile yet purpose-driven design, Rifle’s field house facility will provide lasting value, adapting to the evolving needs of the community while ensuring long-term operational success.

**Efficient Planning**

Recreation and sports environments must be designed to adapt to a wide range of needs, ensuring flexibility and long-term usability. The success of Rifle’s future field house facility will depend on spaces that convert easily and efficiently from one use to another. Throughout the planning and design process, we will emphasize key elements that enhance functionality, cost-effectiveness, and ease of maintenance.

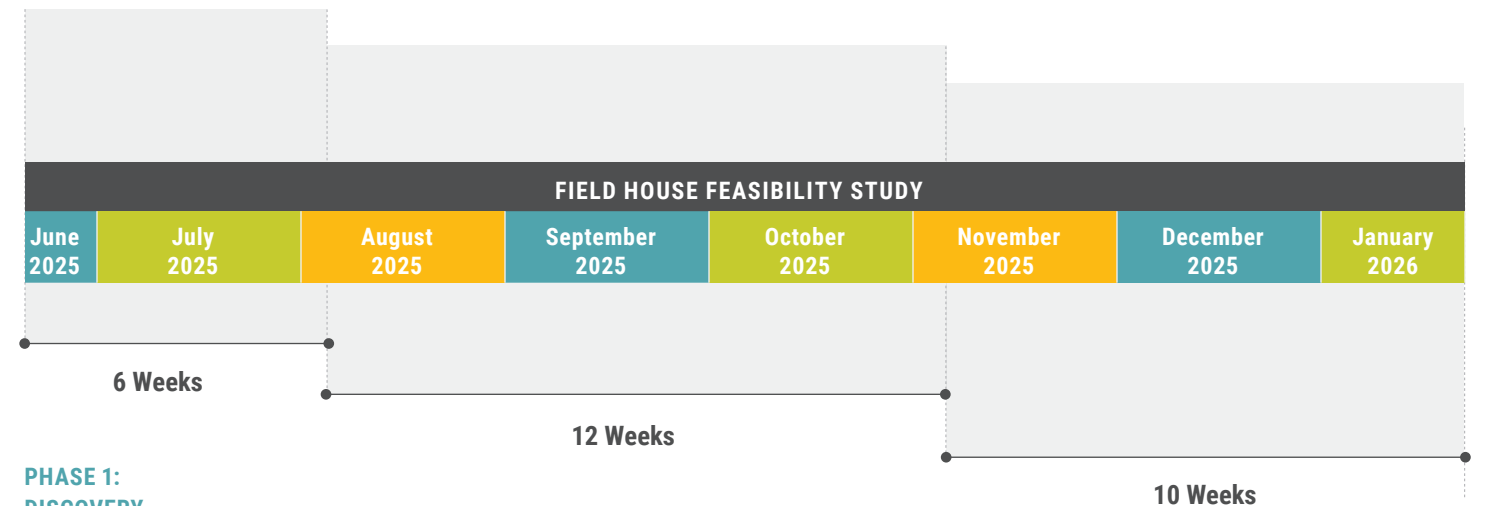
Key considerations include adjacent and ample storage, durable yet cost-effective materials (particularly flooring), and equipment that minimizes conversion times. A fundamental aspect of our cost-control philosophy is maximizing programmable, active space within the overall building footprint.

During early design studies, we will focus on:

- Creating the most efficient circulation layout by eliminating wasteful corridors.
- Strategically locating maintenance, storage, and infrastructure spaces to enhance accessibility while maximizing usable space.
- Centralizing infrastructure to reduce costs, minimize equipment sizing, and improve operational efficiency.

By prioritizing efficient design solutions, Rifle’s future recreation facility will be adaptable, cost-conscious, and optimized for long-term community benefit.

Below is a proposed schedule to complete the Field House Feasibility Study. We will collaborate closely with the City to refine the details upon contract award, ensuring the timeline is both achievable and aligned with the project’s goals.



**PHASE 1: DISCOVERY**

- In-Person Project Kick-Off Meeting and Orientation with Parks and Recreation Staff, Stakeholders, and City Representatives
- Review Existing Knowledge of Information Collected from the 2024 Parks and Recreation Community Survey
- Conditions of Satisfaction & Project Priorities
- Coordinate Environmental & Traffic Impact Assessment
- Finalize Schedule, Workplan & Project Parameters
- Base Mapping of Metro Park & Additional Site Options (as needed)
- Market & Needs Assessment
- Review and Analysis of Existing Pool
- In-Person Stakeholder Meetings & Interviews
- Summary Meeting with Parks and Recreation Advisory Board
- Phase 1 Summary Document to include:
  - Community Engagement Report
  - Site Analysis Report

**PHASE 2: BIG IDEAS**

- Development of Facility Conceptual Designs
- Aquatic Narrative (As Needed)
- Initial In-Person Community Engagement Session
- Initial Opinion of Probable Cost
- In-Person Review Meeting with Parks & Rec Staff & Community Focus Groups
- Development & Coordination with Consultants
- Review Presentation with Parks & Rec Staff & Stakeholders
- In-Person Community Engagement Session
- Summary Meeting with Parks and Recreation Advisory Board
- Phase 2 Summary Document

**PHASE 3: RELIABLE DATA**

- Final Program and Design Concept
- Exterior and Interior Renderings & Illustrations
- Operational and Revenue Business Plan
- Partnership Opportunities & Analysis
- Funding Option Summary
- Cost Estimate
- Financial and Economic Assessment
- Operational Plan
- Impact Study
- Presentation to City
- Final Feasibility Report

**SPECIAL SERVICES**

All subconsultants and their roles for this project are outlined in the organizational chart on page 5. We have also identified a list of aquatic advisors who will be engaged on an as-needed basis, pending further review and confirmation of aquatic program requirements for the facility.

	COLLAB ARCHITECTURE	DESIGN CONCEPTS (Landscape Architecture)	BALLARD KING (Recreational Planner & Operations Consultant)	DFH CONSULTING (Cost Estimation)	TOTAL
<b>PHASE 1: DISCOVERY</b>					
<b>Fee</b>	\$ 6,875	\$ 16,600	\$ 3,450	-	<b>\$ 26,925</b>
<b>PHASE 2: BIG IDEAS</b>					
<b>Fee</b>	\$ 13,750	\$ 9,815	\$ 8,050	-	<b>\$ 31,615</b>
<b>PHASE 3: RELIABLE DATA</b>					
<b>Fee</b>	\$ 6,875	-	\$ 13,950	\$ 9,775	<b>\$ 23,725</b>
<b>Expenses</b>	\$ 3,000	\$ 1,500	-	-	\$ 4,500
<b>FEE TOTAL</b>	<b>\$ 30,500</b>	<b>\$ 27,915</b>	<b>\$ 25,450</b>	<b>\$ 9,775</b>	<b>\$ 93,640</b>

STANDARD HOURLY RATES	
Principal Architect / Engineer	\$250 / hour
Project Manager	\$225 / hour
Project Designer / Engineer	\$145 / hour
Interior Designer	\$125 / hour
Model Technician / Clerical	\$115 / hour

**ON-SITE PRESENCE**

**Collab's Mobile Office:**

To support in-person collaboration, our team utilizes a mobile office setup that allows us to be on-site and engaged throughout the duration of a project. This approach helps reduce travel-related expenses, streamline coordination, and has even served as an opportunity to facilitate community engagement activities. We've successfully used this for projects in locations such as Ouray, Silverthorne, and the San Luis Valley to maintain a strong presence without driving up costs.



Above: Collab Architecture's Mobile Office

**PROJECT REFERENCES**

**TOWN OF SILVERTHORNE RECREATION CENTER FEASIBILITY STUDY & EXPANSION**

Steven Herrman,  
Town of Silverthorne Recreation Center Manager  
(970) 262-7375 | steven.herrman@silverthorne.org

**CITY OF ARVADA, LAKE ARBOR MASTER PLAN & COMMUNITY CENTER FEASIBILITY**

Chad Hollingsworth, City of Arvada,  
Senior Landscape Architect, Parks and Urban Design,  
(720) 357-6428 | chollingsworth@arvada.org

**CITY OF OURAY, HOT SPRINGS BATHHOUSE & COMMUNITY CENTER FEASIBILITY STUDY**

Joe Brown,  
City of Ouray, Parks and Recreation Director  
(970) 325-7077 | jbrown@cityofouray.com

**CITY OF LOUISVILLE, RECREATION & SENIOR CENTER EXPANSION**

Kathy Martin,  
Recreation Manager  
(303) 335-4903 | kathym@louisvilleco.gov



**PROJECT EXPERIENCE**

This Page:  
The lobby of the Williston Area Recreation Center



## TOWN OF SILVERTHORNE, RECREATION CENTER FEASIBILITY STUDY & EXPANSION

Silverthorne, Colorado | Project by Collab Architecture & Chris Kastelic, DFH Consulting

In the initial phase of our collaboration with the Town of Silverthorne, we focused on developing concept plans and programming options for a potential Recreation Center Expansion project. The existing facility required additional space to support the growing demands of the community, including new administrative offices for the recreation and IT staff, as well as expanded areas for multi-age programming. Our approach involved a thorough assessment of the current facility, gathering stakeholder input, and crafting cost-effective solutions to meet the town's needs.

A key objective of this phase was to produce concept designs and a final conditions assessment and feasibility report to support the Town's efforts to secure public approval for the project. Our firm played a critical role in both the technical design and strategic communication, creating two essential documents: a short, accessible report aligned with the Town's branding standards for public engagement, and a detailed, technical report tailored for town officials. These materials were instrumental in articulating the project's needs, purpose, and vision, helping to build community support.

As a result of our work, the community successfully passed a ballot measure approving the necessary funding for the expansion. Our firm has since been retained to continue with the next phase of design and programming, furthering our partnership with the Town of Silverthorne to bring this vital project to completion.

**TYPE OF PROJECT:** Addition

**SERVICES PROVIDED:** Feasibility Study, Site Planning, Architecture, Interior Design, Marketing Services, Cost Estimation

**YEAR OF CONSTRUCTION:** 2025 (In Construction)

**PROJECT REFERENCE:** Steven Herrman,  
Town of Silverthorne Recreation Center Manager  
(970) 262-7375 | steven.herrman@silverthorne.org

## CITY OF ARVADA, LAKE ARBOR MASTER PLAN & COMMUNITY CENTER FEASIBILITY

Arvada, Colorado | Project by Collab Architecture & Chris Kastelic, Design Concepts, & Ballard\*King

The Lake Arbor Community Center and Golf Course, established in the 1970s, have long served as cherished recreational hubs in Arvada, Colorado. The community center includes a 25-yard pool with a zero-depth entry, a pool slide, geysers, picnic areas, and adjacent parkland. The Lake Arbor Golf Course, which recently celebrated its 50th anniversary, features a scenic 18-hole course enjoyed by golfers of all skill levels.

Recognizing the need to revitalize these aging facilities, the City of Arvada has launched the Lake Arbor Community Center and Golf Course Master Plan. This initiative reimagines the future of the community center, pool, golf course, athletic fields, tennis courts, driving range, golf course restaurant, early childhood education facilities, and playgrounds. The goal is to ensure these spaces continue to meet the evolving needs of the community.

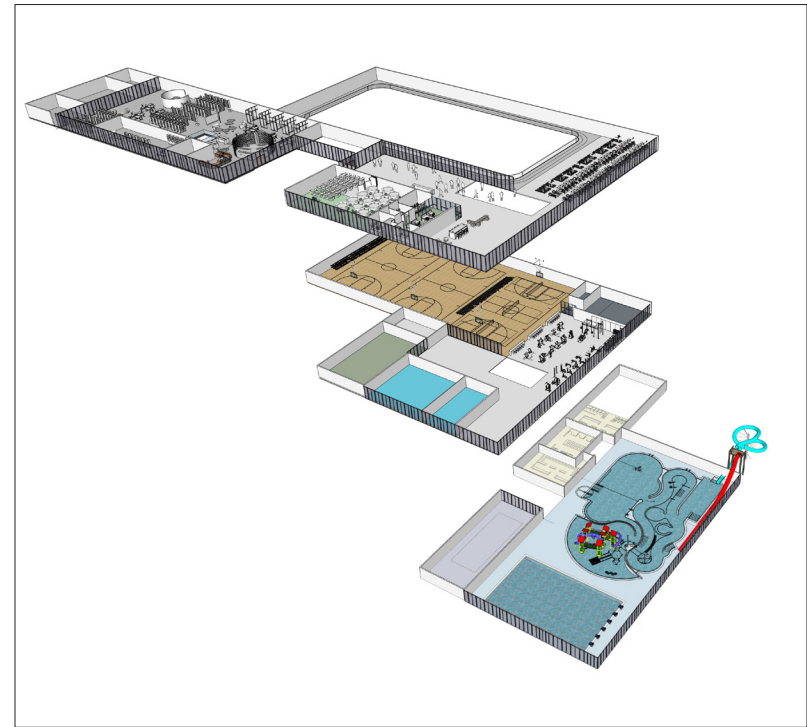
Robust community engagement is central to this effort. Input has been gathered through pop-up events at the Little Elementary Community Fair and Market, the golf course, HOA meetings, and collaboration with Apex Park and Recreation District, the City of Arvada, and the golf committee. Market and demographic analyses, along with community surveys, have further informed the process.

Through these collaborative efforts, we aim to create a master plan that reflects the community's vision, ensuring Lake Arbor remains vibrant, welcoming, and sustainable for generations to come.

**TYPE OF PROJECT:** Master Plan

**SERVICES PROVIDED:** Master Planning, Feasibility Study, Architecture, Landscape Architecture, Public Engagement

**PROJECT REFERENCE:** Chad Hollingsworth, City of Arvada,  
Senior Landscape Architect, Parks and Urban Design,  
(720) 357-6428 | chollingsworth@arvada.org



## SAN LUIS VALLEY AQUATICS CENTER FEASIBILITY STUDY & CONCEPT DESIGN

San Luis Valley, Colorado | [Project by Collab Architecture & Chris Kastelic](#)

Collab Architecture partnered with SLV Aquatics to develop a feasibility study for a new aquatic facility in the San Luis Valley region. Spanning 8,000 square miles and home to 40,000 residents, the area currently lacks both indoor and outdoor public pools, making accessible recreational amenities a high priority. Given the region's low-income status, the need for a cost-effective and community-centered solution was crucial.

Initially, SLV Aquatics envisioned a 6-lane, 25-yard lap and leisure pool. However, after assessing community needs and economic feasibility, Collab produced three concept designs ranging from 13,500 to 23,000 square feet. These designs included various programmatic elements to address the specific needs of the region. Each option was accompanied by preliminary cost estimates, along with operations and revenue analyses, to ensure long-term financial sustainability.

The selected design features an indoor lap and recreational pool with an outdoor sprayground for seasonal use. SLV Aquatics plans to leverage these concept designs to educate the public, gather support, and secure funding for the project. An important aspect of the project involved clarifying operational and programmatic considerations for the non-profit, which had not fully accounted for how these elements would affect long-term costs.

**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Master Planning, Architecture, Cost Estimation, Campaign Funding

**YEAR OF CONSTRUCTION:** 2028

**PROJECT REFERENCE:** Grace Young,  
San Luis Valley Aquatics  
(716) 587-7878 | [geyoung@adams.edu](mailto:geyoung@adams.edu)

## CITY OF LONGMONT - RECREATION CENTER & LIBRARY FEASIBILITY STUDY

Longmont, Colorado | [Project by Chris Kastelic & Design Concepts](#)

The City of Longmont recognized the need for expanded recreation services and a new library facility to accommodate a growing community and aging facilities. Design Concepts, in collaboration with Chris Kastelic, conducted a comprehensive feasibility study, leading a community outreach process involving focus groups, public meetings, market analysis, programming, and conceptual design. The proposed project, situated on a 20-acre park site within Dry Creek Community Park, encompasses 70,000 square feet of recreational space, including indoor aquatics, gymnasiums, fitness areas, meeting rooms, childcare facilities, and a combined branch library. The master plan expands the park's developed area, introducing new outdoor amenities and a community recreation center.

Capitalizing on scenic western views, the center integrates indoor recreational facilities with outdoor spaces, offering amenities such as event spaces, outdoor classrooms, reading areas, a spray ground, fitness decks, picnic areas, pollinator gardens, bird buffers, neighborhood trail access, and ample parking. Design services included site analysis, land and circulation studies, conceptual designs, and public engagement, resulting in a feasibility study report and final schematic designs aligned with client objectives and community needs.

**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Master Planning, Public Engagement, Campaign & Fundraising, Concept Design

**YEAR OF CONSTRUCTION:** 2023

**PROJECT REFERENCE:** Jeff Friesner,  
Recreation Director, City of Longmont  
(720) 394-9852 | [jeff.friesner@longmontcolorado.gov](mailto:jeff.friesner@longmontcolorado.gov)



### CITY OF SHAWNEE RECREATION MASTER PLAN AND RECREATION CENTER STUDY

Shawnee, Kansas | [Project by Chris Kastelic & Ballard King](#)

As part of a comprehensive Recreation Department Master Plan, our team conducted an in-depth analysis of the current level of services and amenities available in the area, identified existing gaps, and recommended strategies for addressing those gaps through the development of a new community center/indoor aquatic facility. Additionally, we assessed optimal site locations to best serve the community's needs.

In collaboration with Ballard\*King, Chris Kastelic led a community engagement process to identify high-priority activities and explore potential partnerships for the facility. The study examined the facility's spatial and programmatic needs, outlining a model for economically viable operations. To support this vision, our team developed detailed conceptual drawings of the exterior, interior, and site layout, providing a clear framework for future development.

**TYPE OF PROJECT:** Recreation Feasibility Study

**SERVICES PROVIDED:** Site Planning, Feasibility Study, Architecture, Cost Estimation, Campaign Funding

**YEAR OF CONSTRUCTION:** 2020

**PROJECT REFERENCE:** Tonya Lecuru,  
Executive Director  
(913) 742-6402 | [tlecuru@cityofshawnee.org](mailto:tlecuru@cityofshawnee.org)

### ESTES VALLEY RECREATION DISTRICT RECREATION CENTER FEASIBILITY STUDY

Estes Park, Colorado | [Project by Chris Kastelic](#)

The Estes Valley Recreation and Park District sought voter approval in the November 2015 election for a \$20 million bond to construct a community recreation center as an addition to the existing indoor pool facility.

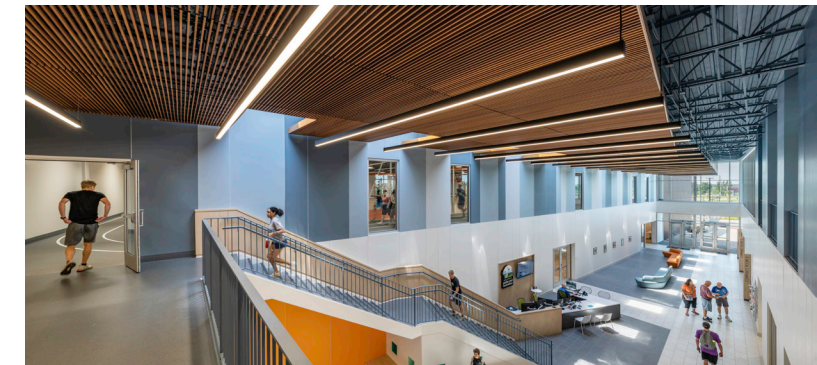
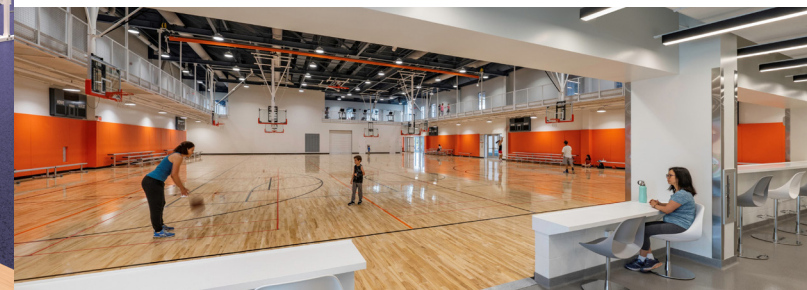
Chris Kastelic assisted the District in revising a previously completed study and refining the floor plans and exterior design to better reflect Estes Park and the Colorado design aesthetic. To build community excitement and awareness, the team produced plans, renderings, and fly-through election videos, effectively communicating the features and benefits of the proposed project.

The community center was designed to include a 15,000-square-foot senior center, a two-court gymnasium, a fitness center, a leisure pool (along with renovations to the existing lap pool), a branch library, a CrossFit tenant space, an indoor community garden, and various other multipurpose spaces.

**TYPE OF PROJECT:** Recreation Feasibility Study

**SERVICES PROVIDED:** Feasibility Study, Architecture, Public Engagement, Campaign Funding

**YEAR OF CONSTRUCTION:** 2015



## TOWN OF JOHNSTOWN, COMMUNITY YMCA

Johnstown, Colorado | [Project by Chris Kastelic](#)

Following an evaluation of potential sites for the new community recreation center, the City of Johnstown selected a location along the civic corridor. This site, situated across from Town Hall and the main library, creates a connection between the civic corridor and the surrounding park and fields. The new center serves as a physical link between the city's central institutions and the adjacent natural areas, reinforcing a sense of community and accessibility.

This project included extensive community outreach, a feasibility study, site selection, and master planning to ensure the facility met the needs of Johnstown residents.

With nearly 70,000 square feet of recreational space, the facility features a 25-yard lap pool, a leisure pool, a two-court gymnasium, a large fitness center, an indoor track, and dedicated group fitness areas. Beyond its athletic and wellness offerings, the center includes large meeting rooms, four preschool classrooms, and a child-sitting center. Designed with an emphasis on openness, natural daylight, and vibrant color, the building enhances the recreational experience while fostering an inviting and engaging atmosphere.

**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Architecture, Site Planning, Public Engagement

**YEAR OF CONSTRUCTION:** 2021

**PROJECT REFERENCE:** Chris Coker,  
CEO, YMCA of NoCo  
(303) 720-1402 | [chris.coker@ymcanoco.org](mailto:chris.coker@ymcanoco.org)

## CITY OF WEST LAFAYETTE, WELLNESS & AQUATIC CENTER FEASIBILITY STUDY

West Lafayette, Indiana | [Project by Chris Kastelic](#)

Nestled within Cumberland Park, one of West Lafayette's most beloved public green spaces, the new Wellness and Aquatics Center serves as a dynamic hub for health, recreation, and community engagement. The facility offers a diverse range of amenities, including indoor aquatics, gymnasium space, fitness and recreation areas, youth activity spaces, and community gathering areas. Envisioned by the City as a welcoming space for all, the center was designed to bring together people from all walks of life.

While a principal at Perkins & Will, Chris Kastelic developed the "one roof" concept, a sheltering environment reminiscent of a festival tent—a place where residents can connect, share experiences, and lead healthier lives. Unique features of the facility include entirely gender-equitable and inclusive locker rooms and restrooms, a hybrid recreational and therapeutic pool with a vortex and beach entry, and large multi-purpose gymnasium spaces designed to accommodate a wide range of sports and recreation programs.

This project was shaped by extensive community outreach and a feasibility study, ensuring that the center met the needs of residents. The facility achieved LEED Gold certification, with sustainability and inclusivity at the forefront of the design. Additionally, it was thoughtfully integrated into an existing community park and sports field complex, reinforcing its role as a central gathering place for recreation and wellness.

**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Architecture, Public Engagement

**YEAR OF CONSTRUCTION:** 2019

**PROJECT REFERENCE:** Erik Carlson  
Economic Development Director  
(304) 716-2405 | [erik@morgantownpartnership.com](mailto:erik@morgantownpartnership.com)



## CITY OF LOUISVILLE, RECREATION CENTER & SENIOR EXPANSION

Louisville, Colorado | [Project by Chris Kastelic, Design Concepts](#)

Originally built in 1991 as a design-build project, the Louisville Recreation Center remained largely unchanged for 25 years. As the community evolved, residents supported a major expansion and renovation, nearly doubling the facility's size to better serve the growing and active population.

The expansion extends west and south, with the new fitness center cantilevering over the main entry, offering stunning views of the Flatiron Mountains in Boulder and the Rocky Mountains beyond. The pool area was expanded to the south, featuring a veranda overlook with seating areas, a sprayground, and fire pits. Additional new amenities include a multi-use fieldhouse, family change rooms, and updated administrative offices.

This project was guided by extensive community outreach and a feasibility study, ensuring that the renovation aligned with the needs and priorities of Louisville residents. The effort also included campaign and fundraising support, with the development of campaign videos, a dedicated website, and public outreach initiatives to build awareness and secure funding. The expanded facility now offers a diverse range of recreational spaces, including aquatics, fitness, and community gathering areas, as well as a new senior center featuring a kitchen, library, and gathering spaces designed to foster connection and engagement for older adults.

**TYPE OF PROJECT:** Renovation & Addition

**SERVICES PROVIDED:** Feasibility Study, Architecture, Public Engagement, Campaign Funding

**YEAR OF CONSTRUCTION:** 2019

**PROJECT REFERENCE:** Kathy Martin

Recreation Manager  
(303) 335-4903 | [kathym@louisvilleco.gov](mailto:kathym@louisvilleco.gov)

## CITY OF COMMERCE CITY, BISON RIDGE RECREATION CENTER

Commerce City, Colorado | [Project by Chris Kastelic](#)

Commerce City is a community of contrasts, where emerging commercial development meets historic rural farmland. As the "prairie gateway," the recreation center embodies this unique balance, rooted in the past while looking toward the future.

Designed to reflect agrarian architecture, the center's clustered barn-like forms are carefully arranged across the sprawling 20-acre site, creating a sense of familiarity and connection to the land. Each pavilion represents a different activity center, while the courtyard spaces between them form intimate outdoor gathering areas, enhancing the community experience.

Material selections bridge traditional and contemporary aesthetics, incorporating metal siding, wood planks, stone, and corten steel to create a rich and varied texture that feels both timeless and forward-thinking.

This project was shaped by extensive community outreach and a feasibility study, ensuring that the facility meets the needs of Commerce City residents. The recreation center includes aquatic, fitness, and community spaces, offering a dynamic environment that supports wellness, recreation, and social engagement.

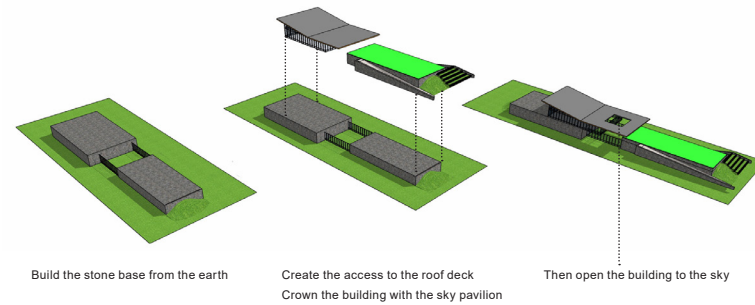
**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Master Planning, Architecture, Public Engagement

**YEAR OF CONSTRUCTION:** 2018

**PROJECT REFERENCE:** Chad Redin,

Recreation Manager  
(303) 289-3663 | [credin@c3gov.com](mailto:credin@c3gov.com)



## CITY OF OURAY, HOT SPRINGS BATHHOUSE & COMMUNITY CENTER FEASIBILITY STUDY

Ouray, Colorado | Project by Collab Architecture, Chris Kastelic, & DFH Consulting

The City of Ouray Bathhouse replacement is a cornerstone project aimed at uniting residents and visitors through a shared community experience. As a historically significant destination and central part of the city's identity, the existing facility no longer meets the functional needs of today's users—whether year-round locals or seasonal tourists drawn to Ouray's natural beauty.

The new Bathhouse is envisioned as a modern community center—anchored by a full-service fitness center, flexible community spaces, updated locker rooms, administrative offices, and multi-use areas that can accommodate a wide range of recreational and social activities. The design emphasizes versatility and inclusion, ensuring the facility serves as both a wellness hub for residents and a welcoming destination for visitors.

Integration into the site is a guiding principle. The new facility is thoughtfully sited to strengthen connections with surrounding amenities, including Fellin Park, the hot springs, and existing trail networks. Outdoor features such as shaded gathering areas and a rooftop deck with panoramic views of the San Juan Mountains further tie the Bathhouse into the broader park experience, creating a seamless extension of Ouray's civic and recreational landscape.

Our team has led a comprehensive public engagement process, incorporating feedback from school-aged children, City staff, and the greater community to ensure that the design reflects Ouray's unique values and aspirations. In parallel, we are developing conceptual designs, cost estimates, and funding support documentation to help the City secure the resources necessary to bring this transformative project to life. The result will be a vibrant, inclusive, and enduring asset that honors the legacy of Ouray while supporting its future.

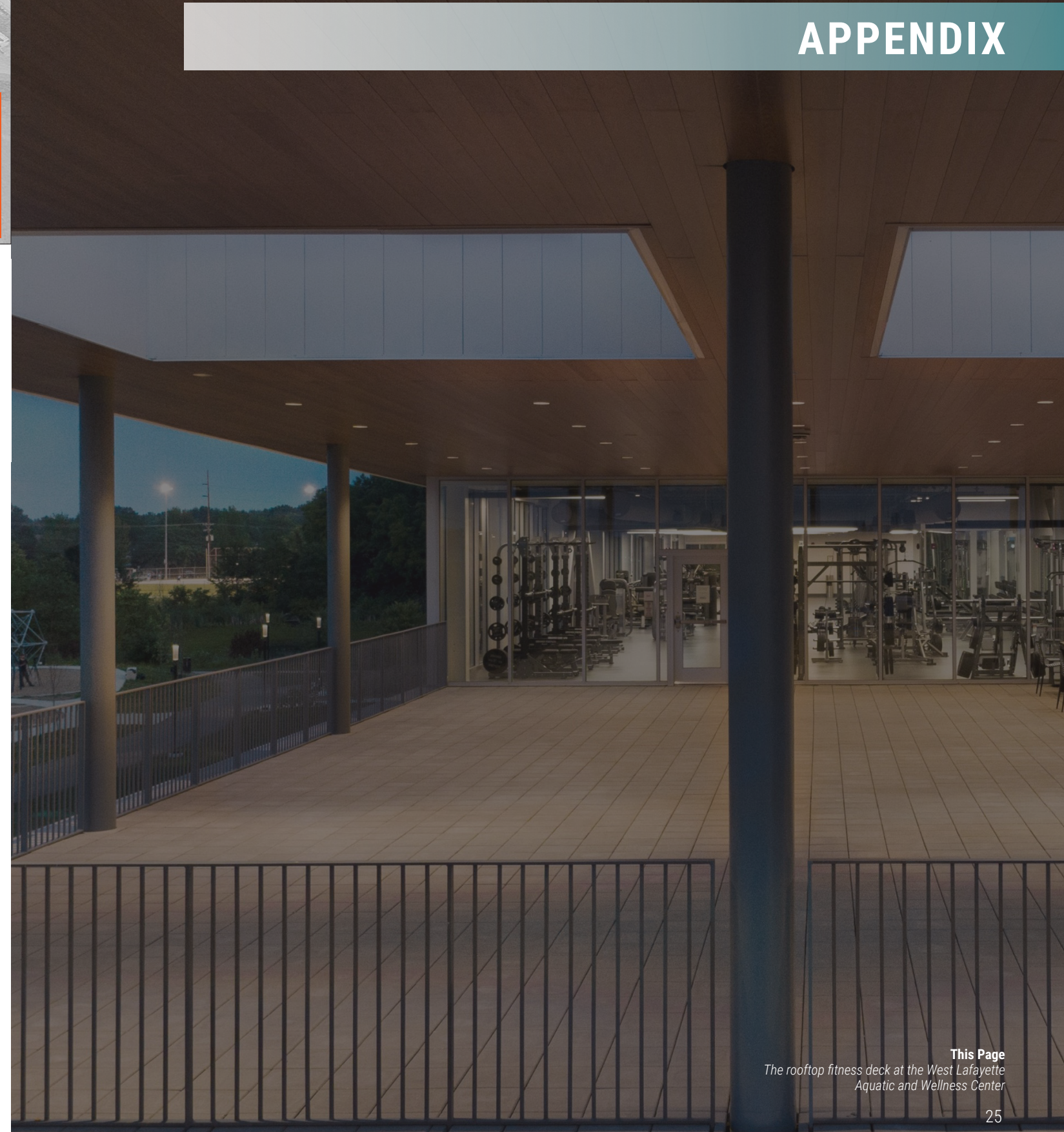
**TYPE OF PROJECT:** New Construction

**SERVICES PROVIDED:** Feasibility Study, Public Engagement, Architecture, Interior Design, Marketing Services, Cost Estimation

**YEAR OF CONSTRUCTION:** 2026 (Currently In Design)

**PROJECT REFERENCE:** Joe Brown,  
City of Ouray, Parks and Recreation Director  
(970) 325-7077 | jbrown@cityofouray.com

# APPENDIX



This Page  
The rooftop fitness deck at the West Lafayette  
Aquatic and Wellness Center

**CHRIS KASTELIC, AIA, LEED AP**  
ARCHITECT & RECREATION SPECIALIST



**PROJECT ROLE: RECREATION SPECIALIST**

Chris has been a national leader in community recreation planning and design for nearly three decades. He is an expert at immersing himself into the DNA of a community to understand the values, opportunities and guiding principles that lead to better public recreational environments. A regular speaker at recreation conferences, contributor to industry publications, and juror for Athletic Business and Recreation Management awards. His outstanding programming, planning and design skills are widely valued, and are a guiding voice to the project teams he leads. Chris has been the recipient of numerous design awards for sport and recreation projects including many of those listed below.

**SELECT EXPERIENCE**

- Town of Silverthorne, Recreation Center Feasibility Study and Expansion - Silverthorne, CO
- City of Ouray, Hot Springs Bathhouse Replacement - Ouray, CO
- City of Arvada, Master Plan for Lake Arbor Community Center and Pool - Arvada, CO
- City of Longmont Recreation Center and Library Study - Longmont, CO
- San Luis Valley Aquatics, Feasibility Study and Concept Design - Monte Vista, CO
- Town of Aspen, Recreation Facilities Master Plan - Aspen, CO
- Town of Castle, Rock Philip Miller Park Plan and Improvements - Castle Rock, CO
- City of Commerce City, Bison Ridge Recreation Center - Commerce City, CO
- City of Fruita, Recreation Center and Branch Library and Study - Fruita, CO
- Fraser Valley PRD, Grand Park Recreation Center and Study - Fraser, CO
- Town of Johnstown, Community YMCA - Johnstown, CO
- City of Breckenridge, Recreation Center Expansion and Study - Breckenridge, CO
- City of West Lafayette, Aquatic and Wellness Center and Study - West Lafayette, IN
- City of Fort Lupton, Community Recreation Center and Study - Fort Lupton, CO
- City of Louisville, Recreation and Senior Center - Louisville, CO
- Reunion, Community Master Plan and Recreational Facilities - Commerce City, CO
- Teton Jackson Recreation Center Expansion and Study - Jackson, WY
- Minneapolis Park Board, Cedar Riverside Recreation Study - Minneapolis, MN
- Town of Merriam, Community Recreation Center - Merriam, KS
- Town of Estes Park, Recreation Center Concept Feasibility Study - Estes Park, CO
- City of Fort Collins, SE Recreation Center and Library Study - Fort Collins, CO
- South Lake Tahoe, Recreation Master Plan and Recreation Center Study - Lake Tahoe, CA

**RECOGNITION**

- 2010 AIA Colorado Young Architect of the Year
- AIA Awards of Merit for Recreation Projects:
  - AIA Denver 2001 Charles Whitlock Community Center
  - AIA Western Mountain Region, 2000 Fort Lewis College Student Life Center
  - AIA North Dakota, 2013 Williston Area Recreation Center
  - AIA Indiana, 2023 West Lafayette Aquatic and Wellness Center
- Athletic Business Facilities of Merit:
  - 2007 Parker Fieldhouse
  - 2010 Central Park Recreation Center
- 12 Recreation Management Outstanding Facility Awards

\* Completed with Previous Firm

**EDUCATION**

University of Arizona,  
Bachelor of Architecture

**REGISTRATIONS & AFFILIATIONS**

- Licensed Architect: CO, WY, MI, AZ, FL, NJ
- American Institute of Architects (AIA)
- National Council of Architectural Registration Board (NCARB)
- National Parks and Recreation Association

**JORDAN LOCKNER, AIA, NCARB**  
FOUNDING PRINCIPAL



**PROJECT ROLE: PRINCIPAL ARCHITECT**

Jordan believes that the root of all good architecture lies in fostering and supporting the communities it serves. As a lifelong hockey player, he has always viewed places of recreation as a second home, inspiring his passion for designing spaces that bring people together and promote wellbeing. His ability to listen, understand, and collaborate with clients, while coordinating and managing the design process and team, has led to successful outcomes on projects of all sizes.

From large-scale recreation center expansions for the Town of Silverthorne to the more modest needs of private business owners in the recreation space across Colorado, Jordan brings a thoughtful approach to every project. Recognized for his leadership and mentorship in the industry and community, Jordan's accolades include the 2022 University of Colorado ENVD Young Designer Award and being named a 2023 Northern Colorado 40 Under 40 Honoree.

**SELECT EXPERIENCE**

- City of Arvada, Master Plan for Lake Arbor Community Center and Pool - Arvada, CO
- Town of Silverthorne, Recreation Center Feasibility Study and Expansion - Silverthorne, CO
- San Luis Valley Aquatics, Feasibility Study and Concept Design - Monte Vista, CO
- City of Ouray, Hot Springs Bathhouse Replacement - Ouray, CO
- Granby Ranch Ski Resort Master Planning - Granby Ranch, CO
- Granby Ranch Ski Resort Grip Bay Maintenance Facility - Granby Ranch, CO
- TPC Colorado Clubhouse - Berthoud, CO
- Town of Superior, Community Center Remodel - Superior, CO
- Town of Superior, Downtown Civic Center - Superior, CO
- Westminster Ice Center at the Promenade Expansion - Westminster, CO
- Athlete Tracker Hockey Training Facility - Westminster, CO
- Loveland Yards Hockey Training Facility - Loveland, CO
- Highland Meadows Tennis Center - Windsor, CO
- D-Bat Baseball and Softball Facility - Windsor, CO
- Windsor High School, Kula Performance Athletic Facility - Windsor, CO
- Colorado Youth Outdoors, Outdoor Cook Shack - Timnath, CO

**RECOGNITION**

- Jason Pettigrew Scholar - 2018
- University of Colorado ENVD Young Designer Award - 2022
- BizWest 40 Under 40 Honoree - 2023
- CASA of Larimer County - Corporate Partner of the Year - 2024

\* Completed with Previous Firm

**EDUCATION**

University of Colorado  
Bachelor of Environmental Design, focus  
in Architecture (B. ENVD)

**CERTIFICATIONS & AFFILIATIONS**

- Licensed Architect: CO
- American Institute of Architects (AIA)
- National Council of Architectural Registration Board (NCARB)

**COMMUNITY INVOLVEMENT**

- ACE Mentor
- NoCo Unify
- Respite Care Construction Committee
- ENVD Alumni Advisory Board

**BRYAN MERRITT**

DESIGN MANAGER



**PROJECT ROLE: PROJECT MANAGER**

With over 27 years of experience, Bryan Merritt is a seasoned architectural designer with a diverse background spanning civic and cultural venues, performing arts centers, sports and recreation facilities, educational environments, historic preservation, and equestrian and specialized facilities. His strength lies in guiding projects from early planning through design development, ensuring alignment between design intent, performance goals, and client vision. Bryan is known for his thoughtful approach to design, strong communication skills, and ability to foster collaboration across multidisciplinary teams. He brings both large- and small-scale project experience and contributes meaningfully to studio culture through mentorship, creativity, and strategic thinking.

**EDUCATION**

University of Oklahoma School of Architecture - Bachelor of Science in Environmental Design

Northeastern State University - Bachelor of Science in Industrial Management, Emphasis in Engineering and Design

**SELECT EXPERIENCE**

- Town of Silverthorne, Recreation Center Feasibility Study and Expansion - Silverthorne, CO
- San Luis Valley Aquatics, Feasibility Study and Concept Design - Monte Vista, CO
- City of Ouray, Hot Springs Bathhouse Replacement - Ouray, CO
- Larimer County, Colorado Eagles Arena & Training Facility Concept Plan - Loveland, CO\*
- Larimer County, The Ranch Events Complex Master Plan - Loveland, CO\*
- National Western Complex, Sue Anschutz-Rodgers Livestock Center Arena - Denver, CO\*
- Adams County Multi-Purpose Arena - Adams County, CO\*
- International Olympic Committee (IOC) Fields of Play Manual\*
- Terra Verde Discovery Schools, Gymnasium & Multi-Purpose Center - Norman, OK\*
- Oklahoma State University, Colvin Student Recreation Center - Stillwater, OK\*
- City of Pauls Valley, Donald W Reynolds Recreation Center - Pauls Valley, OK\*
- University of Oklahoma, Aquatics Center - Norman, OK\*
- Newcastle School District, Early Childhood Center - Newcastle, OK\*
- Newcastle School District, Newcastle High School Performing Arts Center - Newcastle, OK\*
- City of Oklahoma City, Civic Center Music Hall Renovation - Oklahoma City, OK\*

\* Completed with Previous Firm

**MICHAEL ALLER, AIA, NCARB, LEED AP**

QA/QC MANAGER



**PROJECT ROLE: QUALITY ASSURANCE AND QUALITY CONTROL MANAGER**

With over four decades of experience in higher education and recreation facility design, Mick has successfully completed numerous projects for institutions across Colorado. His work has earned prestigious awards, including the AIA Colorado Citation Award and the F.W. Dodge Silver Hard Hat Award, recognizing excellence in design.

As the QA/QC Manager, Mick is dedicated to a thorough review process and delivering high-quality, tailored designs that meet the standards and expectations of the State of Colorado and the clients served.

**EDUCATION**

University of Michigan, Master of Architecture

University of Iowa, Bachelor of Arts in Architecture

**CERTIFICATIONS & AFFILIATIONS**

Licensed Architect: CO

LEED Accredited Professional

American Institute of Architects (AIA)

National Council of Architectural Registration Board (NCARB)

**SELECT EXPERIENCE**

- Town of Silverthorne, Recreation Center Feasibility Study and Expansion - Silverthorne, CO
- San Luis Valley Aquatics, Feasibility Study and Concept Design - Monte Vista, CO
- City of Arvada, Master Plan for Lake Arbor Community Center and Pool - Arvada, CO
- City of Ouray, Hot Springs Bathhouse Replacement - Ouray, CO
- Granby Ranch Ski Resort Grip Bay Maintenance Facility - Granby Ranch, CO
- Adams State College, Baseball Complex - Alamosa CO\*
- Colorado State University, Moby Arena Additions and Renovation - Fort Collins, CO\*
- Colorado State University, Indoor Practice Facility - Fort Collins, CO\*
- Colorado State University, Sonny Lubick Field at Hughes Stadium Expansion - Fort Collins, CO\*
- Colorado State University, South College Gymnasium Renovation - Fort Collins, CO\*
- Colorado State University, Academic and Training Center Addition - Fort Collins, CO\*
- Colorado State University, Football Practice Field Synthetic Turf - Fort Collins, CO\*
- Colorado State University, Moby Arena Gym Floor Scoreboard Replacement - Fort Collins, CO\*

**AWARDS**

- AIA Colorado Citation Award - Sonny Lubick Field at Hughes Stadium Expansion, Colorado State University
- F. W. Dodge Silver Hard Hat Award - Plant Sciences Building Renovation
- National Associated Builders & Contractors, Award of Excellence - Plant Sciences Building Renovation
- AIA Colorado North Chapter Merit Award - Fountainhead Offices
- ACI Concrete Award - Fountainhead Offices
- Masonry Institute of Michigan - Martin Luther King Community Hall
- Michigan Society of Architects - Martin Luther King Community Hall

\* Completed with Previous Firm

## SHANEN WEBER, PLA PRINCIPAL



### EDUCATION

Colorado State University, Bachelor of Arts  
in Landscape Architecture

### REGISTRATIONS & AFFILIATIONS

Colorado Registered Landscape Architect  
License #503, 2008



### PROJECT ROLE: PRINCIPAL PLANNER & LANDSCAPE ARCHITECT

Shanen uses a holistic approach to planning and design and is mindful of every detail of the landscape in which she works. She is known for developing successful working relationships with clients and collaborates with them to establish a vision for each project. Being a Colorado native with over 30 years of experience, Shanen's skills span from project master planning, detailed site design, and public facilitation to construction documents and construction administration. In addition to her project responsibilities, she is Vice President and Principal of Design Concepts. Shanen's commitment level for this project will be 75%.

### SELECT EXPERIENCE

#### Birch Park - Rifle, Colorado

Boyd Lake State Park Campground - Loveland, Colorado  
Centennial Park - Rifle, Colorado  
CPW Gunnison Service Center - Gunnison, Colorado

#### Deerfield Regional Park - Rifle, Colorado

Erie Community Park - Erie, Colorado  
Fairplay Athletic Park - Fairplay, Colorado  
Founders Park - Superior, Colorado  
Home Farm Streetscape - Westminster, Colorado  
Jewell Wetlands - Aurora, Colorado  
Louisville Parklets - Louisville, Colorado  
Neighbors Point Park - Firestone, Colorado  
Paintbrush Park - Meeker, Colorado  
Raffety Park - Granby, Colorado  
Riverdale Regional Park Land Use Plan - Brighton, Colorado  
Rock Creek Parkway Streetscape - Superior, Colorado  
Scott Carpenter Park - Boulder, Colorado  
Snow Mountain Ranch Family Adventure Park, YMCA Summer Tubing Hill, Spruce Saddle  
Destination Playground - Granby, Colorado  
Star Meadows Park - Erie, Colorado  
Strasburg Strategic Plan - Strasburg, Colorado  
Strasburg Town Park - Strasburg, Colorado  
Sweitzer South Shore Campground - Delta, Colorado  
Town Park - Meeker, Colorado  
Two Hunters Park - Firestone, Colorado  
Wildflower Park - Superior, Colorado  
Willow Park - Longmont, Colorado

## WALTER NIEUWLANDT PROJECT MANAGER



### EDUCATION

Colorado State University, Bachelor of Arts  
in Landscape Architecture



### PROJECT ROLE: PROJECT MANAGER

Growing up in Colorado, Walter has always been surrounded by inspiring and meaningful landscapes. He finds inspiration in the value that people put into landscapes big or small, and how they become a part of their life and identity. Walter has worked on commercial and public designs and enjoys working on the diverse palette of landscapes in Colorado. Walter's commitment level to this project will be 100%.

### SELECT EXPERIENCE

Berkeley Commons - Berkeley, California

#### Birch Park - Rifle, Colorado

Boyd Lake State Park - Loveland, Colorado  
Butterfield Crossing Park - Castle Rock, Colorado  
Frederick Recreation Area & Centennial Park - Frederick, Colorado  
Fulton Park - Aurora, Colorado  
Genesis Marina and San Francisco Bay Trail Design - Berkeley, California  
Kingsborough Park - Aurora, Colorado  
Midway Park Master Plan - Broomfield, Colorado

#### Rifle Mountain Park - Rifle, Colorado

Sky Park - Thornton, Colorado  
Sweitzer Lake State Park - Delta, Colorado  
Utah Park - Aurora, Colorado  
Village East Park - Aurora, Colorado  
Walter Nieuwlandt - Project Manager

**SCOTT CARON**  
SENIOR ASSOCIATE



**EDUCATION**

University of Missouri, Bachelor of Science in Parks, Recreation & Tourism

Certified Parks & Recreation Professional

**REGISTRATIONS & AFFILIATIONS**

Missouri Parks & Recreation Association

Texas Recreation & Parks Society

National Recreation & Park Association

Sports Events and Tourism Association

**PROJECT ROLE: RECREATIONAL PLANNER & OPERATIONS CONSULTANT**

Scott began working with Ballard\*King & Associates in 2017 and brings over 25 years of experience in parks and recreation. During his time with B\*K, Scott has utilized in-depth data and analysis to guide clients through the master plan process. His involvement with projects includes feasibility studies, master plans and operational assessments

Prior to joining B\*K, Scott held several positions while working within a wide variety of different governance, including recreation commissions, park districts, and municipalities. As a former Parks and Recreation Director, Scott has led the approval, design, and construction of projects in excess of \$50 million and managed both indoor and outdoor facilities.

Scott is enthusiastic about the assessment and planning process, both as a consultant and as a professional in the field. He understands the need to have a plan that provides the necessary information to guide the decision-making process and prioritization for the future. At the same time, he realizes importance of flexibility, so that a plan can adjust to changes. Scott brings a unique perspective to the master planning process in that he has implemented master plans. This firsthand implementation experience helps focus the recommendations he provides.

Scott's approach as a recreation professional and consultant melds analytical data with industry knowledge and options. He recognizes decisions need to be made balancing needs and wants while taking into consideration organizational and local preferences.

**SELECT EXPERIENCE**

- St. Charles Mesa Community Recreation Center Master Plan - Pueblo, CO
- Johnstown Aquatic Center Feasibility Study - Johnstown, CO
- Cañon City Aquatic Center Feasibility Study - Cañon City, CO
- Craig Recreation Center Study - City of Craig, CO
- Manitou Springs Pool & Fitness Center Feasibility Study - City of Manitou Springs, CO
- Pella Recreation Center Operation Plan and Economic Impact - Pella, IA
- Bozeman Recreation Center Operation Plan - Bozeman, MT

**JENISE JENSEN**  
SENIOR ASSOCIATE



**EDUCATION**

Colorado Mountain College, Associate of Arts

FEMA Emergency Mgmt. Institute, National Incident Management System (NIMS) IS-00700.a Certified

FEMA Emergency Mgmt. Institute, National Response Framework IS-00800.b Certified

**REGISTRATIONS & AFFILIATIONS**

Colorado Parks & Recreation Association

Missouri Parks & Recreation Association

National Recreation & Park Association

Athletic Business

Ice Sports Industry

**PROJECT ROLE: RECREATIONAL PLANNER & OPERATIONS CONSULTANT**

Prior to joining B\*K, Jenise held a variety of positions with both public and private recreation agencies. She served as Assistant Director of Parks, Recreation & Art for the City of Chaska, MN; Ice Arena Manager, Recreation Center Manager and Administrative Manager for the Town of Breckenridge Recreation Department, CO; and Recreation Coordinator for the City of St. Peters, MO. In addition, she worked for private ice arenas in Texas and Georgia and has served on a number of recreation related non-profit boards.

Jenise has experience with a variety of operational and leadership models, from subsidized recreation to enterprise models to for profit facilities. She has experience with operations, programming, marketing and administrative practices for recreation facilities and multi-facility departments. Jenise has helped lead the approval, design, and renovation of projects in excess of \$17 million, and managed both indoor and outdoor facilities. One of Jenise's strengths is creativity and marketing, combined with the ability to create new, interesting and successful revenue-generating programs.

Jenise has spoken and presented to Town/City Councils, Citizen Advisory Boards, and recreation organizations, such as the National Recreation and Parks Association, Athletic Business, Colorado Parks and Recreation Association, U.S. Figure Skating, and the Ice Sports Industry. She served as an Assistant Media Supervisor for the 2002 Olympic Winter Games in short track speed skating and figure skating, two of the highest profile events of the Games. All of these varying roles have shaped her appreciation for the challenges of successfully navigating within a variety of leadership and organizations to reach common goals.

**SELECT EXPERIENCE**

- Lake Arbor Community Center Master Plan - Arvada, CO
- City of Lamar Recreation Master Plan - Lamar, CO
- Erie PROST Strategic Plan Update - Erie, CO
- East Boulder Community Center Feasibility Study, Boulder - County, CO
- Recreation Campus Feasibility Study, Richmark Companies - Greeley, CO
- Community Hockey Ice Arena Study - Farmington, MN
- Community Center Operations Plan & Feasibility Study - Upper Macungie Township, PA

## DAVID F. HOFFMAN, PE

Cost Estimator



### EDUCATION

Colorado State University,  
Master of Business  
Administration

Bachelor of Science,  
Civil Engineering

University of Southern Colorado,  
Associates of Applied Science in  
Engineering & Mathematics

### REGISTRATIONS & AFFILIATIONS

Professional Engineer, CO

Board Member & Secretary,  
Hunting Hill Metropolitan District

Board Member and 2018  
President, HomeAid Colorado

### PROJECT ROLE: COST ESTIMATOR

Dave started his construction career in 1978 as an estimator and office engineer. Ultimately, he directed his talents as an estimator, gaining experience as a senior estimator and chief estimator, eventually becoming responsible for the management of the Preconstruction Services Department and later the Vice President of Preconstruction Services at a large regional general contracting firm. Dave has been involved in literally hundreds of projects throughout Colorado and Wyoming in his career, encompassing all types of commercial, technical, and institutional buildings, as well as heavy construction projects. Dave has a long track record of providing accurate, easy to follow cost estimates that deliver useful information on construction costs and alternatives for Owners and Designers to use in their decision making. In his career, he has worked with numerous clients on a repeat basis.

### SELECT EXPERIENCE

Apex Fieldhouse – Arvada, CO

Apex Indoor Tennis Facility – Arvada, CO

Arboretum at Copperleaf Community Center

Breckenridge Recreation Center Expansion – Breckenridge, CO

Castle Rock Recreation Center Addition and Renovation

City of Aspen Recreational Facility Expansion/Remodel Master Plan – Aspen, CO

Commerce City Senior Center Remodel – Commerce City, CO

Denver Broncos Headquarters Expansion

Denver Broncos Indoor Practice Facility

Erie Community Center

Evergreen Buchanan Recreation Center Expansion – Evergreen, CO

Family YMCA of Natrona County Aquatics Addition – Casper, WY

Foothills Indoor Sports Facility – Denver, CO

Fort Lupton Recreation Center Expansion – Fort Lupton, CO

Fort Morgan Fieldhouse – Fort Morgan, CO

Goodson Recreation Center Locker Room Remodel

Green Valley Ranch Recreation Center Aquatics Addition

Greeley Family Funplex Remodel – Greeley, CO

Johnstown Community Recreation Center – Johnstown, CO

Lone Tree Recreation Center

Louisville Recreation Center Additions and Renovation – Louisville, CO

Northridge Recreation Center Entry Addition and Renovation

Parkside Community Center

Parkside Community Center – Broomfield, CO

Parker Fieldhouse

Tahoe Recreation & Swim Complex Reconstruction – South Lake Tahoe, CA

Town of Silverthorne, Recreation Center Feasibility Study & Expansion – Silverthorne, CO

U.S. Olympic Training Center Hydrotherapy Pools – Colorado Springs, CO

U.S. Olympic Training Center Master Plan – Colorado Springs, CO

U.S. Olympic Training Center Olympic Pathways at Visitors Center – Colorado Springs, CO

Westminster City Park Recreation Center Fitness Addition

# Parks and Recreation Field House Feasibility Study



## Request for Proposal

April 7, 2025

City of Rifle

202 Railroad Avenue

Rifle, Colorado 86150

**2025**

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Proposal Due Date: May 12, 2025, at 2 p.m.

Prebid Meeting: April 29 at 10 a.m.

Question Deadline: May 5, 2025, 12 p.m.

Notice of Award: (tentative) June 4, 2025

Anticipated Start Date: End of June

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## Project Directory

### Parks & Recreation Director

Austin Rickstrew

202 Railroad Ave

Rifle, CO 81650

970-665-6578

[Arickstrew@rifleco.org](mailto:Arickstrew@rifleco.org)

### Procurement and Grant Reporting Manger

Iris Trevisano

202 Railroad Ave

Rifle, CO 81650

970-665-6412

[Itrevisano@rifleco.org](mailto:Itrevisano@rifleco.org)

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# REQUEST FOR PROPOSAL

For

## Parks and Recreation Field House Feasibility Study

The City of Rifle is requesting proposals from interested and qualified consultants for Parks and Recreation Field House Feasibility Study . Proposals must be submitted via the Rocky Mountain e-purchasing system- bidnet direct website [www.bidnetdirect.com/colorado/cityofrifle](http://www.bidnetdirect.com/colorado/cityofrifle) by May 12, 2025, at 2 p.m. Proposals received after the closing date and time will not be considered.

There will be a mandatory pre-bid meeting via ZOOM April 29 at 10 a.m.

<https://us02web.zoom.us/j/81435805382?pwd=84fp6UlnOWkZSsen4FDZdqSa11gdW9.1>

Meeting ID: 814 3580 5382

Passcode: 333498

Questions concerning this proposal shall be addressed to Iris Trevisano, Procurement and Grant Reporting Manager at [itrevisano@rifleco.org](mailto:itrevisano@rifleco.org). The final deadline for questions is May 5, 2025, 12 p.m.

Notice of Award (tentative) June 4, 2025

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## 1. Overview

The City of Rifle Parks and Recreation Department is conducting a feasibility study to assess the viability of constructing a Field House to enhance recreational opportunities for the community. This initiative aligns with the findings of the 2024 Parks and Recreation Community Survey, which identified a strong community interest in expanded indoor recreational facilities, particularly for year-round youth and adult sports, fitness programs, and multi-purpose community spaces.

**Survey Insights and Community Demand:** The 2024 Parks and Recreation Community Survey provided critical data on residents' recreational needs and preferences. Key findings include:

- High demand for additional indoor recreational facilities, particularly for winter sports and training.
- Strong interest in multi-purpose athletic spaces for basketball, volleyball, pickleball, and indoor soccer/futsal.
- Requests for expanded fitness and wellness programming, including group exercise and rehabilitation services.
- A need for more flexible event space for community gatherings and youth programs.
- General support for investment in Parks and Recreation infrastructure to improve quality of life.

These findings reinforce the need for a dedicated Field House to accommodate existing and future recreational demands.

**Feasibility Study Objectives:** The study aims to evaluate the following key factors:

1. **Site Selection and Land Use:** Identify potential locations for the facility, considering accessibility, existing infrastructure, and potential environmental impacts.
2. **Facility Design and Programming:** Assess design options to ensure the facility meets the diverse needs of the community, including indoor courts, turf fields, fitness areas, classrooms, and administrative offices.

3. **Financial Analysis:** Develop cost estimates for construction, maintenance, and operation. Explore potential funding sources, including grants, public-private partnerships, and user fees.
4. **Operational Viability:** Determine staffing needs, scheduling logistics, and revenue generation strategies to ensure the facility's long-term sustainability.
5. **Economic and Community Impact:** Analyze how the facility could contribute to local economic development, tourism, and overall community well-being.

## 2. Project Goal

The primary goal of this feasibility study is to assess the viability of developing a Field House that meets the recreational needs of Rifle's residents, enhances year-round sports and wellness opportunities, and aligns with the community's priorities as identified in the 2024 Parks and Recreation Community Survey. The study will provide data-driven recommendations on location, design, funding, and operational sustainability to ensure the facility serves as a long-term asset for the community.

## 3. Scope of Work

The City of Rifle seeks proposals from qualified firms for the Parks and Recreation Field House Feasibility Study

The scope of work will include, but is not limited to the following elements:

1. **Community Engagement and Stakeholder Input:** Conduct surveys, focus groups, and public meetings to gather input from residents, sports organizations, and key stakeholders.
2. **Site Analysis:** Identify and evaluate potential locations based on accessibility, zoning regulations, environmental impact, and existing infrastructure.
3. **Facility Design and Programming:** Develop conceptual layouts and programming options that align with community needs and industry best practices.

- 4. Financial and Economic Analysis:** Prepare cost estimates for construction, operations, and maintenance, and explore potential funding sources such as grants and partnerships.
- 5. Operational Plan:** Assess staffing, scheduling, and revenue-generating opportunities to ensure long-term sustainability.
- 6. Impact Assessment:** Evaluate the potential economic, social, and health benefits of the Field House for Rifle’s residents and surrounding communities.
- 7. Final Report and Recommendations:** Compile study findings into a comprehensive report with actionable recommendations for city leadership.

## 4. Tasks

### **1. Conduct Public Engagement Sessions**

- a. Organize community meetings and focus groups to gather input.
- b. Develop and distribute surveys to gauge public interest and priorities.
- c. Compile and analyze feedback to inform facility design and programming.

### **2. Perform Site Evaluation**

- a. Identify and assess potential locations based on land availability, zoning, and infrastructure.
- b. Conduct environmental and traffic impact assessments.
- c. Evaluate accessibility and proximity to community hubs.

### **3. Develop Conceptual Facility Designs**

- a. Work with architects to create preliminary facility layouts.
- b. Ensure design options align with community needs and budget constraints.
- c. Integrate energy-efficient and sustainable design principles.

### **4. Conduct Financial and Economic Analysis**

- a. Estimate construction, operational, and maintenance costs.
- b. Explore funding sources such as grants, sponsorships, and partnerships.
- c. Conduct cost-benefit analysis to ensure financial viability.

### **5. Draft Operational and Management Plan**

- a. Outline staffing requirements and operational responsibilities.
- b. Develop scheduling models for community use, events, and rentals.
- c. Identify potential revenue streams for long-term sustainability.

### **6. Assessing Community and Economic Impact**

- a. Evaluate the projected benefits for residents, schools, and local businesses.
- b. Determine the facility’s role in promoting health, wellness, and social inclusion.
- c. Assess potential tourism and economic development opportunities.

**7. Compile and Present Final Report**

- a. Summarize findings, recommendations, and implementation strategies.
- b. Present the report to city leadership for review and decision-making.
- c. Develop an action plan for next steps in project development.

**Deliverables**

1. **Community Engagement Report:** Summary of survey results, public meeting discussions, and stakeholder feedback.
2. **Site Analysis Report:** Evaluation of potential locations, including zoning, environmental, and accessibility considerations.
3. **Facility Concept Designs:** Preliminary architectural renderings and programming layouts.
4. **Financial and Economic Assessment:** Cost estimates, funding strategies, and financial feasibility analysis.
5. **Operational Plan:** Staffing models, scheduling frameworks, and revenue projections.
6. **Impact Study:** Assessment of anticipated social, economic, and community benefits.
7. **Final Feasibility Report:** Comprehensive document summarizing all findings, recommendations, and an implementation roadmap.

**5. Submittal**

Please submit your proposal in a single part, with a maximum length of 12 pages (single-sided) or 6 pages (double-sided). This limit excludes resumes, project descriptions, and required attachments.

**Elements to be included along with the proposal in the general order listed:**

- a. **Cover Letter:** Include a cover letter that introduces your proposal and provides a price quote for the project based on the scope of work outlined.
- b. **Qualifications Statement:** Provide a statement of your firm’s qualifications, along with the qualifications of the team members assigned to the project. Clearly identify the key personnel who will

be responsible for the work. Resumes for each team member should be included in the appendix.

- c. **Approach and Plan:** Describe how you will approach the project and complete the services outlined in the Scope of Work. Be sure to address how your plan will meet the specific needs of the City.
- d. **Proposed Timeline:** Provide a proposed timeline or schedule for the project, outlining key milestones and deadlines.
- e. **Special Services:** Indicate if any part of the work will be handled by sub-consultants or external resources and describe these services.
- f. **Fee Schedule:** Include a detailed fee schedule for the services outlined in your proposal. If any expenses (e.g., travel, materials) will be billed separately from professional fees, provide an estimate. All prices should be quoted as a lump sum.
- g. **References and Past Work:** Provide examples of similar projects you have completed, along with at least three references from clients who can speak to your experience with similar services.

## 6. Pre-Proposal Meeting

- a. Attendance at the pre-proposal meeting is mandatory.
  - i. Tuesday April 29 at 10 a.m.  
<https://us02web.zoom.us/j/81435805382?pwd=84fp6UlnOWkZSsen4FDZdqSa1lgdW9.1>  
  
Meeting ID: 814 3580 5382  
Passcode: 333498
- b. City staff will discuss the scope of work, goals of the study, and respond to questions from attendees. All questions raised and answers given outside of the pre-proposal meeting, if any, will be documented and issued as an addendum to the RFP.

## 7. Questions

Potential bidders may direct questions to Iris Trevisano at [itrevisano@riflco.org](mailto:itrevisano@riflco.org) Question deadline: Monday, May 5, 2025, 12 p.m.

## 8. Delivery of Proposal

Proposals must be submitted via the Rocky Mountain e-purchasing system- bidnet direct [www.bidnetdirect.com/colorado/cityofrifle](http://www.bidnetdirect.com/colorado/cityofrifle)

The electronic submission must be compiled into a single pdf or Word document. The deadline for submitting responses to this RFP is **May 12, 2025, at 2 p.m.**

Documents uploaded to bidnet will be sealed until the due date and time indicated in the solicitation. It is the sole responsibility of the respondent that the response is submitted and received before the due date and time as specified in this document. The City of Rifle is not responsible for delays in transmittal or delays caused by any other occurrence. Please allow sufficient time to complete the response and upload documents.

## 9. Schedule

- Proposal Due Date: May May 12, 2025, at 2 p.m.
- Mandatory Prebid Meeting: April 29 at 10 a.m.
- Question Deadline: May 5, 2025, 12 p.m.
- Notice of Award (tentative):June 4, 2025

This RFP does not commit the City of Rifle to award or contract, nor to pay any costs incurred in the preparation and submission of proposals in anticipation of a contract. The City of Rifle reserves the right to reject all, or any submittals received as a result of this request, to negotiate with all qualified sources, or to cancel all or part of the RFP. The City Council reserves the right to not hire any of the candidates provided. Additionally, the City Council reserves the right to hire a candidate not recommended.

## 10. Evaluation

- a. Bid acceptance and bid evaluation.
  - i. Bids shall be unconditionally accepted without alteration or correction, except as authorized in this Code. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively

measurable, such as discounts, transportation costs and total or life cycle costs.

- ii. The invitation for bids shall set forth the evaluation criteria to be used. In addition to the evaluation criteria set forth in the invitation to bid, the following criteria may be considered, in addition to price:
  1. Technical Expertise- Demonstrated experience with similar feasibility studies, knowledge of municipal and recreational facility planning, and relevant past projects and proven success. (0-25)
  2. Implementation plan – Clarity and structure of proposed approach, use of industry best practices in analysis and recommendations, community engagement strategy and stakeholder involvement. (0-10)
  3. Previous experience on similar projects - work performed on projects with similar scope, experience and expertise of project team members. (0-20)
  4. Timeline/schedule - clearly delineated timeline with specific milestones, outlines proposed community engagement timeline. (0-20)
  5. Price/fee schedule - detailed fee schedule and expected expenses, cost-effectiveness in relation to scope of work. (0-15)
  6. Quality, clarity, creativity and understanding of the scope of work outlined that clearly and specifically illustrates the tasks that will be completed and accomplished (0-10)

11. Local Preference Code Sec. 4-3-210

i. The following local preferences shall be considered in source selection for all City contracts:

1. Notwithstanding other provisions of this Article, in the awarding of contracts for goods or services, the City Council and Procurement Officer shall provide the following primary and secondary percentage preferences for local goods and services provided by local vendors when quality, delivery time and services are judged by the Procurement Officer to be essentially equal:

Contract>Amount	Primary Preference City of Rifle Goods/Vendors	Secondary Preference Garfield County Goods/Vendors
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2.5% discount
\$100,000 to \$200,000	4% discount	2% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount

2. For all competitive bonded bid purchases in excess of one hundred thousand dollars (\$100,000.00), the City shall provide these local preference provisions within the "Instructions to Bidders" documents.

3. Exception: Local preference shall not apply to contracts required by applicable state or federal laws or regulations to be awarded to the "lowest responsible bidder" or to any contracts that are statutorily or otherwise precluded from the use of local vendor preference. No local preference shall apply where grant funds are used which expressly prohibit the use of such local preference.

b. The Procurement Officer may establish an administrative process to pre-qualify local vendors.

(Ord. 7 , § 2, 2022)

## 12. Award

The City reserves the right to reject any or all bids, to waive any informalities or technical defects in bids, and unless otherwise specified by the City or by the bidder, to accept any items or group of items in the bid, as may be in the best interest of the City. No verbal explanations, clarifications, additions or instructions will be binding to either the City or the bidders, except those confirmed in writing. A signed purchase order/bid furnished to the successful bidder results in a binding bid without further action by either party. Notice of Award estimated: June 4, 2025

# ADDENDUM#1

4/8/2025

RFP 04072025 – City of Rifle-Parks and Recreation Field House  
Feasibility Study

## Questions Received:

**Q1: Is there an allocated budget for the Parks and Recreation Field House Feasibility Study?**

A1: This project is a City Council initiative and will be funded through the 2025 budget.

# ADDENDUM#2

4/9/2025

RFP 04072025 – City of Rifle-Parks and Recreation Field House  
Feasibility Study

## Questions Received:

**Q1:** There was a question about an option of attending the **Mandatory Prebid** in person.

**A1:** The Mandatory Pre-bid in an informational session that will last 30mins with 15 mins for questions. We do not feel it is necessary to attend in person.

**Q2:** Can you confirm the Zoom Link?

**A2:**

<https://us02web.zoom.us/j/81435805382?pwd=84fp6UInoWkZSsen4FDZdqSa1IgdW9.1>

Meeting ID: 814 3580 5382

Passcode: 333498

# ADDENDUM#3

4/14/2025

RFP 04072025 – City of Rifle-Parks and Recreation Field House  
Feasibility Study

## Questions Received:

**Q1:** Looking at the 2025 Rifle, CO City Budget, there is no line item for this feasibility study, what is the budgeted amount for this project?

A1: Please see Addendum 2

**Q2:** Has Rifle, CO ever had a recreation center or field house in the past? If so, why did it close

A2: No, the City of Rifle has not had a recreation center or field house before.

**Q3:** Where are the multi-purpose athletics mentioned in RFP performed today?

A3: Currently we use school district facilities after hours for our athletics currently. The city does not own any indoor multi-purpose athletics space currently.

**Q4:** Does the City of Rifle, CO have any preferred spots or locations that the selected vendor should give deference toward? If so, please share.

A4: The city is interested in seeing if a field/house community center could fit next to the municipal outdoor swimming pool. The location is Metro Park, and the pools address is 1718 Railroad Ave. All other potential locations would require land acquisition.

**Q5:** Does the City intend for this Rec Center/Field house to operate with a retail and dues-based model for members?

A5: We intend for this to be dues-based membership.

**Q6: Will the city expect the fieldhouse to achieve a positive operating margin or net income? If so, what year after opening the fieldhouse does the city wish to achieve operating cost recovery and a positive net income?**

A6: The city would aim to achieve a positive operating margin, but we understand most new facilities require a ramp-up period before reaching full cost recovery. Our target is to achieve a strong recovery within 5 to 10 years, recognizing that recreation facilities provide essential public value beyond financial return, including health, youth engagement, and economic development benefits.

**Q7: Are full resumes required for each team member or will summary bio's be sufficient?**

A7: Summary bios of team members is acceptable.

**Q8: Can you provide crossroads for the optional sight locations?**

A8: Railroad Ave. and 16th Street – Metro Park

# ADDENDUM#4

4/17/2025

RFP 04072025 – City of Rifle-Parks and Recreation Field House  
Feasibility Study

## Questions Received:

**Q1: Is the South Rifle location being considered as a location for the Field House.**

A1: The South Rifle master plan and Field House Feasibility Study are separate projects, and the South Rifle location is not being a consider due to the XCEL ENERGY Transmission line located in the area.

**Q2: Can you please specify the scope of work required from a design standpoint. For example, do we simply want preliminary design (single line floorplan and simple elevation sketch OR schematic design)?**

This is with regard to: “3. Facility Concept Designs: Preliminary architectural renderings and programming layouts.”

A2: A simple elevation sketch will do.

# 04072025 - City of Rifle-Parks and Recreation Field House Feasibility Study Pre Bid Meeting 04/29/2025

## Important Dates

**Last day to submit questions Monday, May. 5, 2025 at 12 pm**

**RFP DUE MONDAY, May 12, 2025 at 2 pm via Bidnet**

Attended Name	Firm Name	Contact #	Contact E-mail
Jodi Ross	OLC Architecture	303.886.4084	<a href="mailto:jross@olcdesigns.com">jross@olcdesigns.com</a>
Jessica Martinez	Sports Facilities Companies		<a href="mailto:jmartinez@sportsfacilities.com">jmartinez@sportsfacilities.com</a>
Andrea Korber	Land+Shelter		<a href="mailto:andi@landandshelter.com">andi@landandshelter.com</a>
Cheyenne Morin	BRS Architecture		<a href="mailto:cheyennemorin@brsar.ch.com">cheyennemorin@brsar.ch.com</a>
Ashley Hejtmanek	Design Workshop		<a href="mailto:ahajtmanek@designworkshop.com">ahajtmanek@designworkshop.com</a>
Brian Parker	AECOM		<a href="mailto:brian.parker2@aecom.com">brian.parker2@aecom.com</a>
Donaldo H Visani	OLC		<a href="mailto:dvisani@olcdesigns.com">dvisani@olcdesigns.com</a>
Alaina Brandenburger	BerryDunn		<a href="mailto:Alaina.brandenburger@berrydunn.com">Alaina.brandenburger@berrydunn.com</a>
Ryan M. Geiger	TAG Project Management		<a href="mailto:ryan@groundrulecompanies.com">ryan@groundrulecompanies.com</a>
Holly Fink	Collab Architecture		<a href="mailto:holly@collabarchitects.com">holly@collabarchitects.com</a>
David Rosenfeld	Rosenfeld Design		<a href="mailto:david@rosenfeld-design.com">david@rosenfeld-design.com</a>
Walter Franco	Victus Advisors		<a href="mailto:wfranco@victusadvisors.com">wfranco@victusadvisors.com</a>
David Carinid			<a href="mailto:carini@powerwellness.com">carini@powerwellness.com</a>
Brad Nelson	Farnsworth Group		<a href="mailto:bnelson@f-w.com">bnelson@f-w.com</a>
Chris Irwin	The Innovation Group		<a href="mailto:cirwin@theinnovationgroup.com">cirwin@theinnovationgroup.com</a>
Stephanie Morgenthaler	Farnsworth Group		<a href="mailto:smorgenthaler@f-w.com">smorgenthaler@f-w.com</a>
Gabby Fresh	SFC		<a href="mailto:gfresh@sportsfacilities.com">gfresh@sportsfacilities.com</a>

Attended Name	Firm Name	Contact #	Contact E-mail
George Lantz	Victus Advisors		<a href="mailto:glantz@victusadvisors.com">glantz@victusadvisors.com</a>
Jason Ringdahl	BRS		
Dianelis Rivera	Crossroads Consulting		<a href="mailto:dianelis@crossroads-fl.com">dianelis@crossroads-fl.com</a>
Daniel Beckerdite	Confluence		<a href="mailto:dbeckerdite@thinkconfluence.com">dbeckerdite@thinkconfluence.com</a>
David Carini	Power Wellness		<a href="mailto:dcarini@powerwellness.com">dcarini@powerwellness.com</a>
Mike Svetz, Principal	PROS Consulting		<a href="mailto:Michael.svetz@proscounseling.com">Michael.svetz@proscounseling.com</a>
William Younger,Principal	PROS Consulting		<a href="mailto:William.younger@proscounseling.com">William.younger@proscounseling.com</a>
Ken Gorman	Power Wellness		<a href="mailto:kgorman@powerwellness.com">kgorman@powerwellness.com</a>
Shanen Weber, Principal	Design Concepts		<a href="mailto:ShanenW@dcla.net">ShanenW@dcla.net</a>
Raul Morales	JVA Consulting Engineers		<a href="mailto:rmorales@jvajva.com">rmorales@jvajva.com</a>
Chris Kastelic	StudioCKA		<a href="mailto:Chris.studiocka@gmail.com">Chris.studiocka@gmail.com</a>

# ADDENDUM#6

4/30/2025

RFP 04072025 – City of Rifle-Parks and Recreation Field House  
Feasibility Study

## Questions Received:

**Q1: What other driving programmatic requests from the earlier study**

A1: An Indoor pool or lap lane, we have a seasonal pool that we would like to possibly see a winter enclosure of sorts. We are unsure if it's feasible, but we are optimistic. Other requests include a walking track, a small workout area (we do not want to compete with local private businesses), but provide a space, a multi-purpose space for meetings and classes.

**Q2: When looking at the design aspect of it, what level of kind of granularity and detail may you be looking for?**

A2: At the High Level, we want to determine how many courts we would need for the amount of programming we are seeing.

**Q3: How much land we would need and what it would take. Such a size property we need maybe identifying corridors that multimodal corridors that would help attract people on foot, bike and in vehicles.**

A3: We want to look at Metro Park specifically to see if it's feasible.

**Q4: What is the timing you'd like the project completed by.**

A4: We don't have a completion date. We would just like to start in June.

**Q5: Has a project been budgeted in this year's budget?.**

A5: Yes, it'll be paid out of this year's budget.

**Q6: Can you give an overview please of the public engagement expectations.**

A6: We're looking to create a focus group to help drive some of the amenities outlined in the community survey. We want to put out another survey specifically for this study and what people would want to see. It's called out in the community survey from 2024.

**Q7: You all use the ETC Institute for the Parks and Rec community survey and they produced this statistically valid survey. Are you looking to follow up that 2024 community overall general survey with another statistically valid survey obviously honed in on this specific project?**

A7: No we do not need another statistically valid survey for this project.

**Q8: Required forms are mentioned in the RFP but there were no forms included in the actual RFP to complete.**

A8: There are no required forms for this RFP. You must include the elements listed on pages 8 and 9 of the RFP.

**Q9: Please confirm that the cover letter and table of contents are not included in the 12-page proposal limit?**

A9: Exclusions are listed on page 8 (resumes and project descriptions).

**Q10:What is the local preference radius for this rfp?**

A10: The company's Primary Preference is the City of Rifle, and the Secondary Preference is Garfield County. The company's W9 must be addressed in these areas.



**Agenda Item #6.b.**

**Agenda Item Name:**

Birch Park Update

**Presenter:**

Austin Rickstrew, Parks & Recreation Director

**Item Description:**

Staff will provide an update on Birch Park construction documents and the updated timeline.

**Recommended Action:**

No action required - update only.

**Fiscal Impact:**

Funding will be discussed as we receive bids once the RFP is put out.

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

N/A

**Executive Summary:**

We are nearing completion of the 100% Construction Documents (CDs) for Birch Park. A final review meeting with the consultant team is scheduled for June 25, where we will go over the bid documents to ensure everything is in place prior to advertising the project for construction.

Our tentative schedule includes presenting the construction contract for City Council consideration at their first meeting in August. If approved, we anticipate a groundbreaking in mid to late August.

In addition, we are actively pursuing outside funding opportunities to support key park features. We are applying for the T-Mobile Hometown Grant to help fund the custom plane-themed play structure, the "Birch Flyer," which was inspired by youth engagement and community input.

**Notification Requirements:**

N/A

**Prepared By:**

Austin Rickstrew, Parks & Recreation Director

**Attachments:**

1. Birch Park Toy Plane Layout\_060225
2. 1195636-01-02-06
3. 1195636-01-02-03
4. 1195636-01-02-02
5. 1195636-01-02-07
6. 1195636-01-02-04
7. 1195636-01-02-08
8. 1195636-01-02-05
9. PIP Color



**IDS SCULPTURE**

PLAY. CLIMB. EXPLORE.

### Toy Plane

Age Group: 5-12

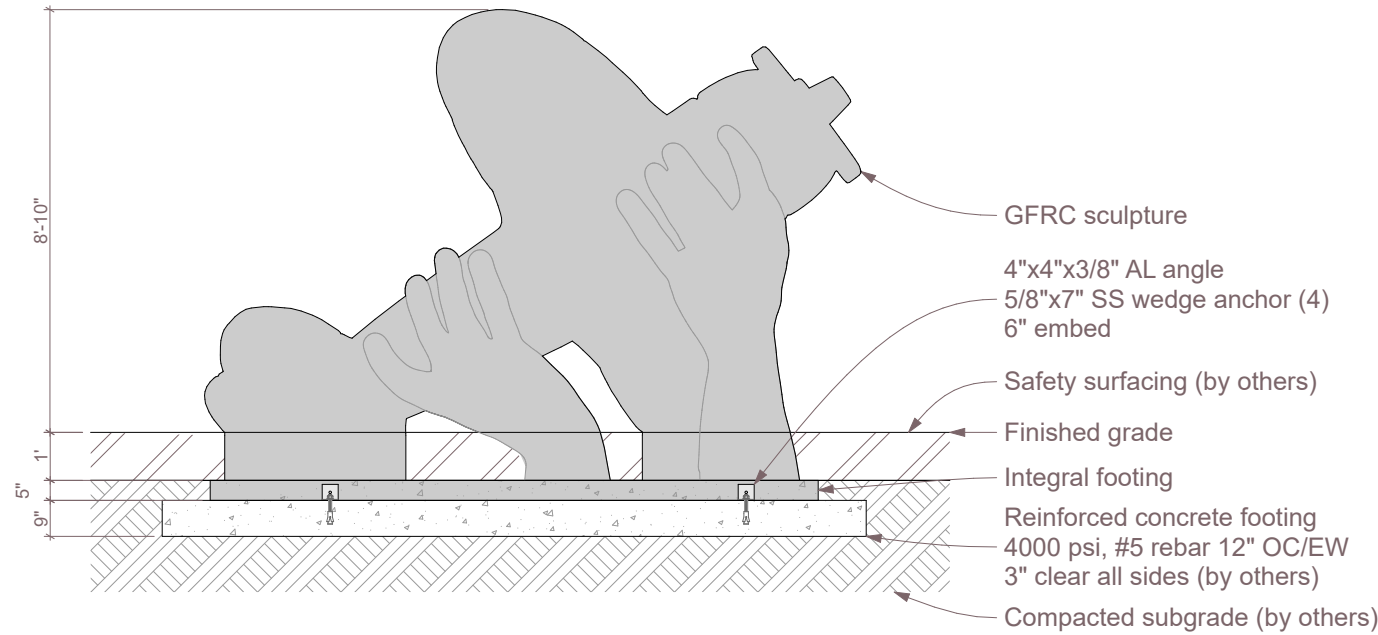
100% CONSTRUCTION DRAWINGS

Note: Color applied with penetrating, water-based stain. Finished color may differ from render.

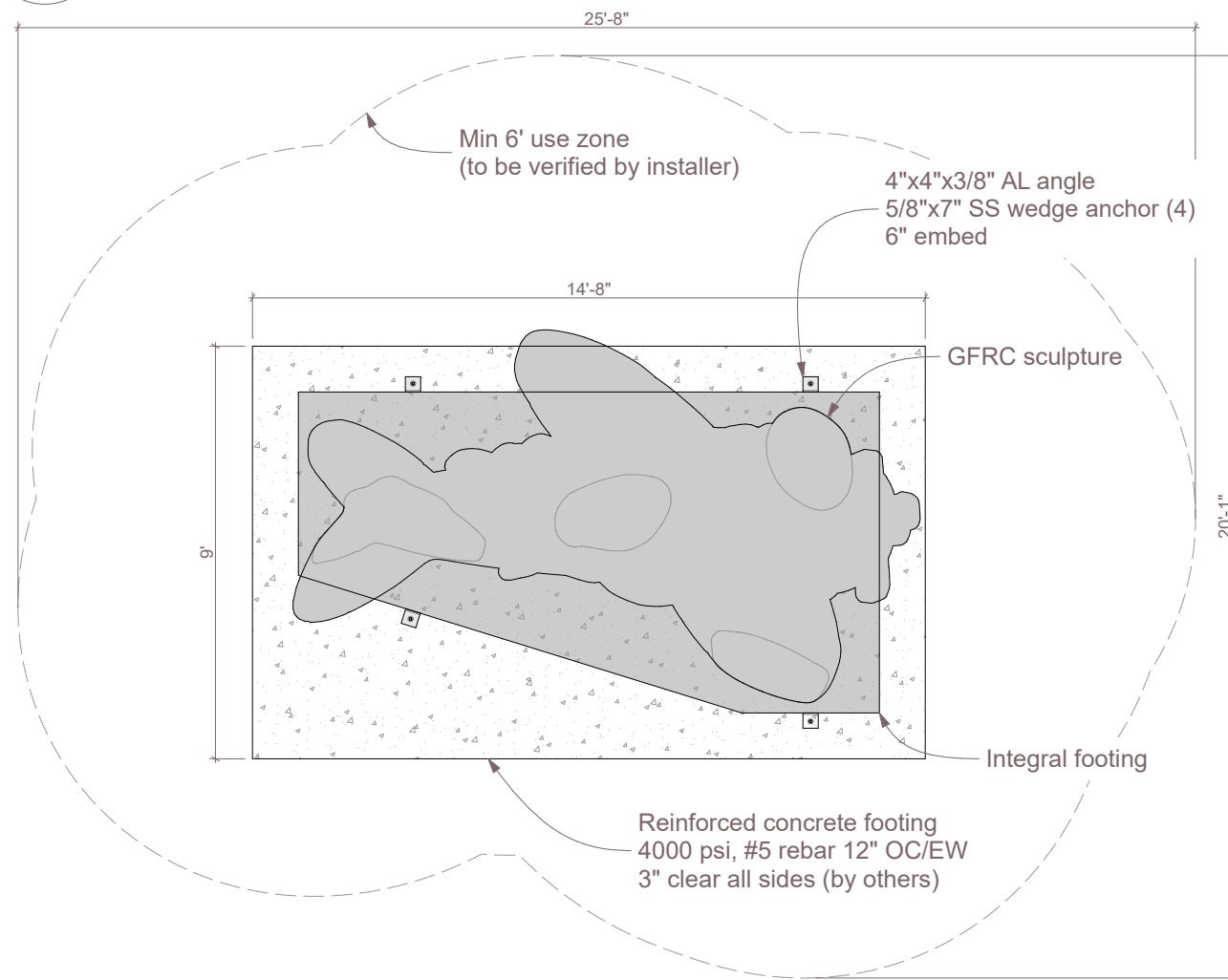


3 Text (both sides)

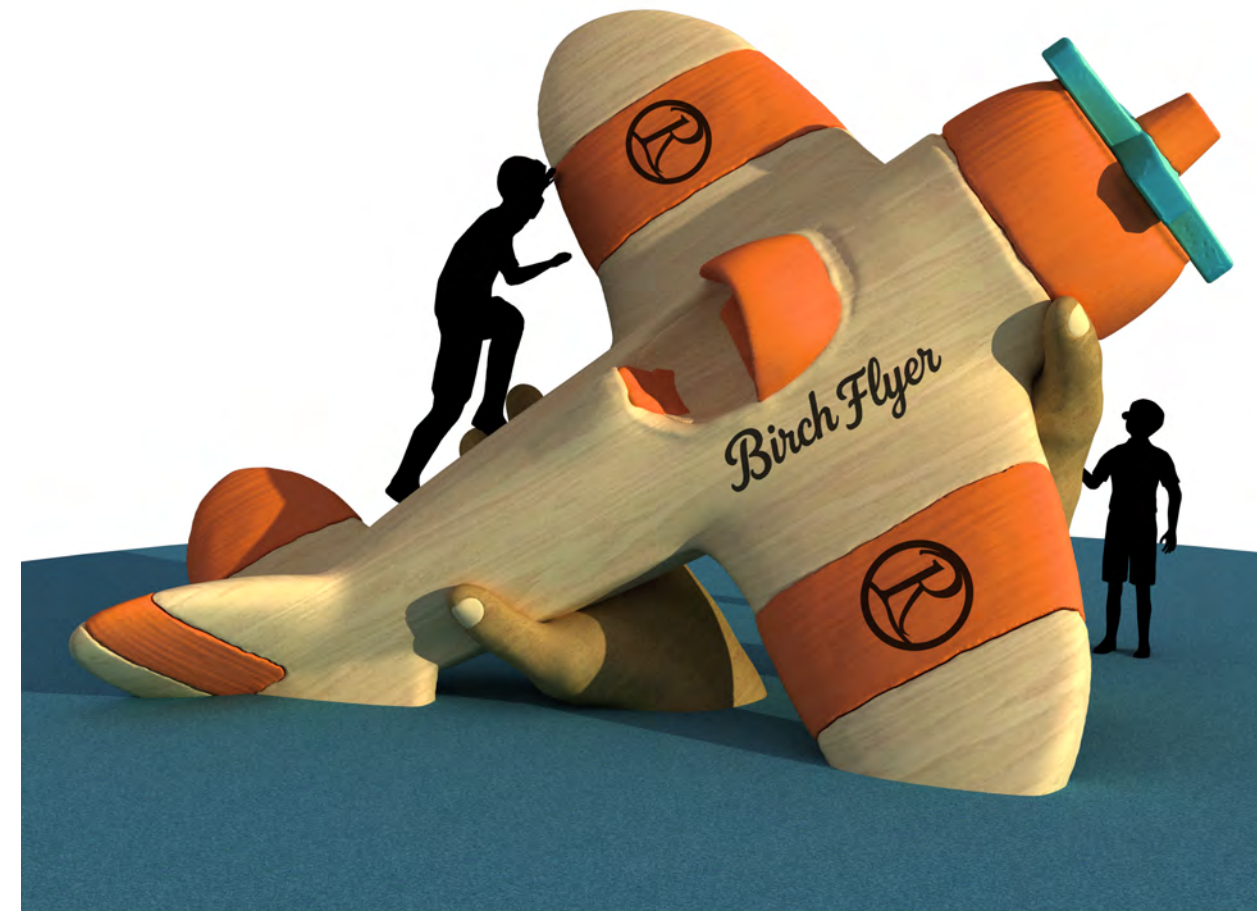
4 Accent stain colors



1 Section SCALE: 1/4" = 1'-0"



2 Layout SCALE: 1/4" = 1'-0"



5 Toy Plane - with sandblast graphics

All IDS projects are designed to meet or exceed ASTM 1487. Please consult ASTM 1487 for required hazard warning and signage specifications. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accessible, please consult with an ADA professional to ensure compliance.

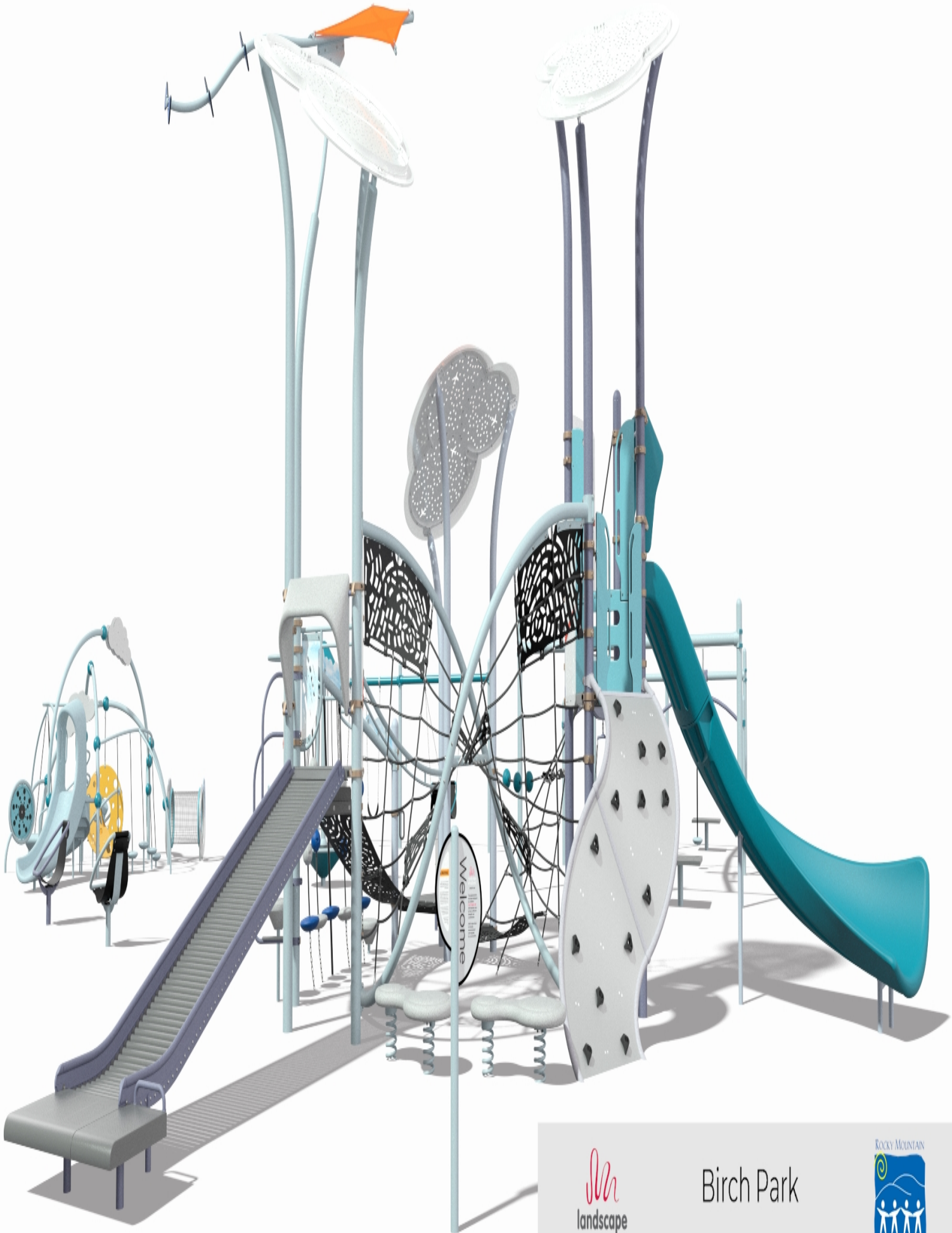
Date **6/2/2025**

Sheet # **A.01.1**

Drawing Title **Layout**

Approved By / Date:

591 South Boulevard Street  
Gunnison, Colorado 81230  
info@idsculpture.com



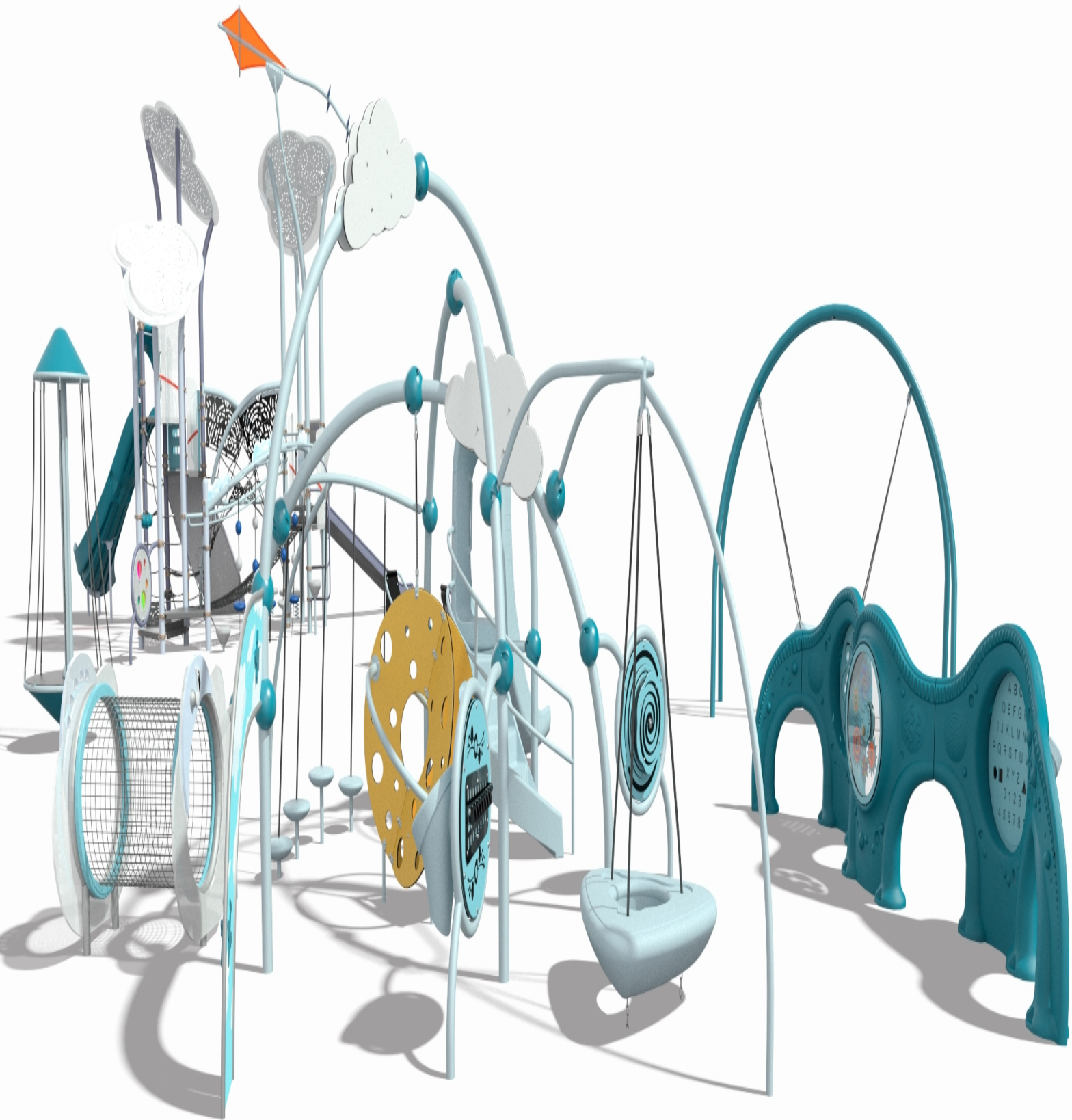
  
landscape  
structures®

## Birch Park

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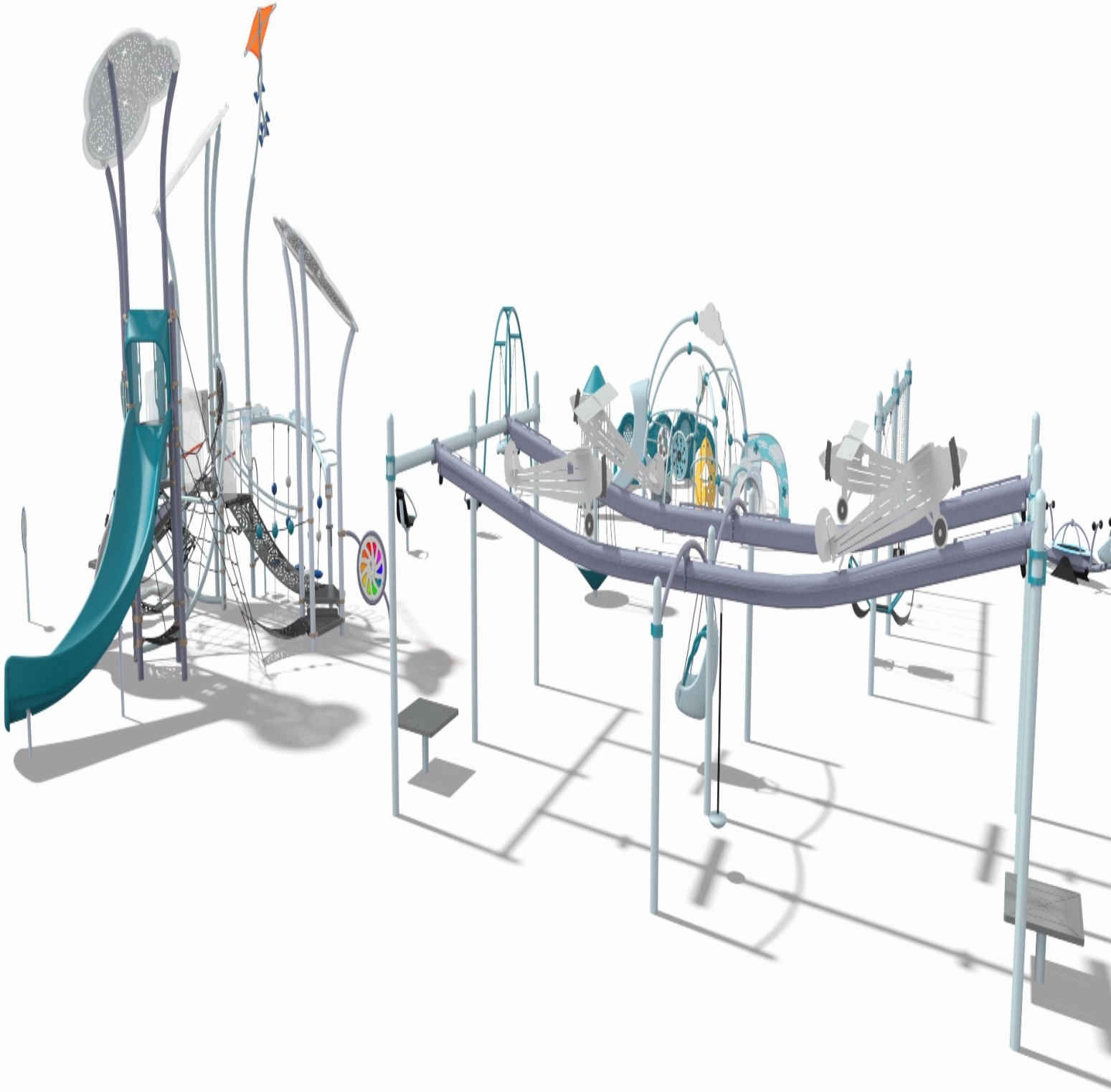


# Birch Park

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# Birch Park

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## Birch Park

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## Birch Park

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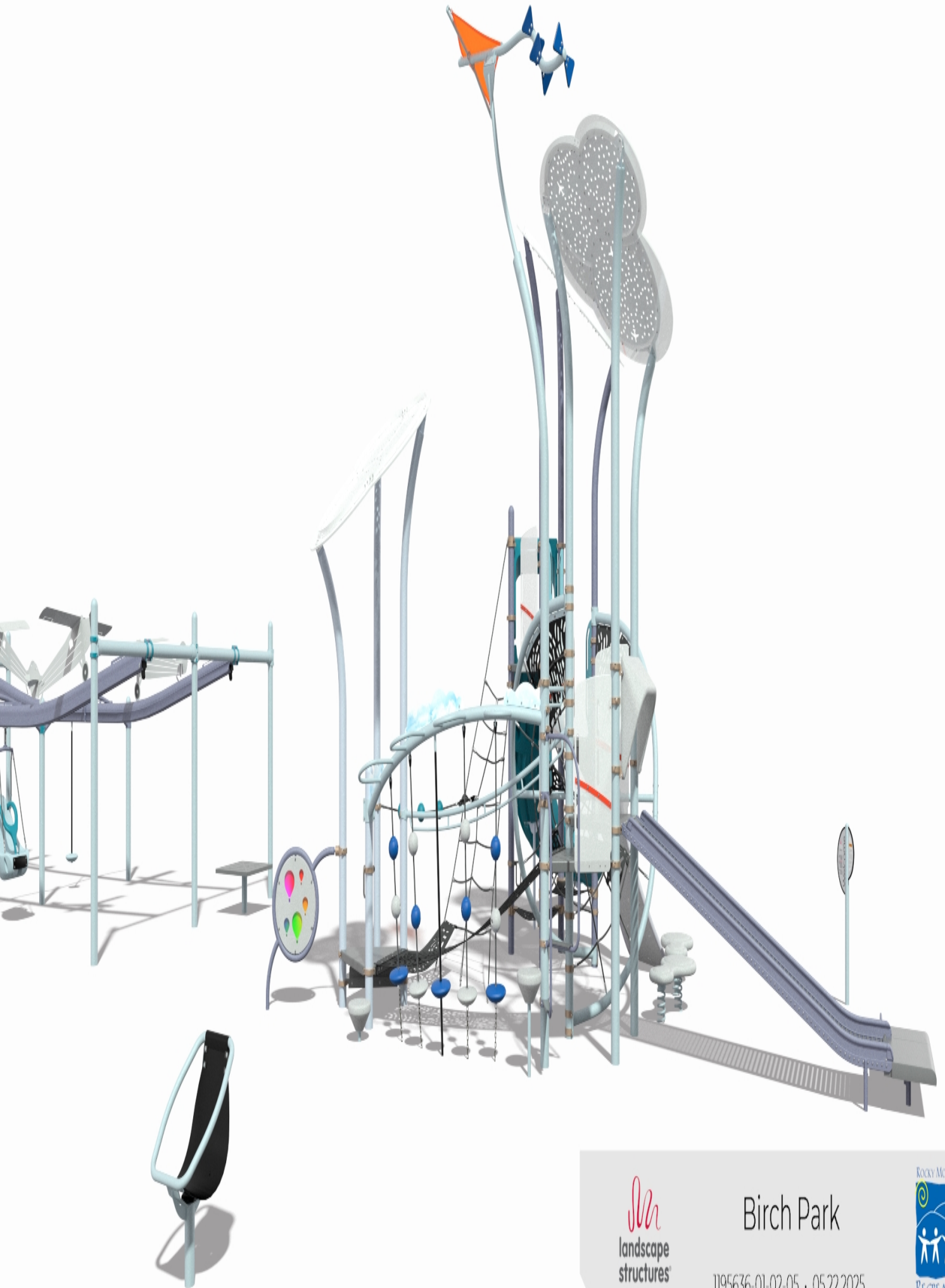




## Birch Park

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