CITY COUNCIL
WORKSHOP AND REGULAR MEETING AGENDA

June 3, 2026
7:00 PM
202 Railroad Avenue, Rifle, CO 81650

5:00 PM - Workshop Dinner

5:30 PM - Workshop Meeting

Discussion and Review

a. Lodging Tax

b. Update on City of Rifle Drought Management Plan

c. City of Rifle Fieldhouse/Activity Center Feasibility Study

7:00 PM - Regular Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **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)
5. **Consent Agenda**

5.a. Consider Minutes of the May 20, 2026 Regular Meeting

5.b. Consider Liquor License Renewal for Western Slope Chicken, LLC dba Wingchesters

5.c. Consider Amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements - Ordinance No.13, Series of 2026 (2nd Reading)

5.d. Consider Amendment to the Rifle Municipal Code Adding Section 16-1-145 Traffic Impact Study Criteria - Ordinance No. 12, Series of 2026 (2nd Reading)

6. **Action, if any, on Workshop Items**
7. **Presentation**

7.a. Parachute Area Transit System - On-Demand Bus Service Presentation

7.b. Update From Confluence Early Childhood Development Special Service District

7.c. Update on CMC's Teacher Apprenticeship Program

7.d. City of Rifle Fieldhouse/Activity Center Feasibility Study Presentation

8. Regular Agenda

8.a. Consider Letter of Support for Colorado River Valley Transit Feasibility and Planning Study

9. Administrative Reports

9.a. Report to City Manager

10. Comments from Mayor and Council

11. 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 City Clerk Alexis Ramirez at 970-665-6405 or email our ADA Team at ADATeam@rifleco.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 traducciónes, interpretaciónes, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios.Para solicitar asistencia especial, llame a la City Clerk Alexis Ramírez al 970-665-6405 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.

Agenda Item #a.

Agenda Item Name:
Lodging Tax

Presenter:
Patrick Waller, City Manager

Item Description:
Lodging Tax

Recommended Action:
No action on Workshop items.

Fiscal Impact:
Any increase in lodging tax would increase the tax that visitors are charged to stay in Rifle lodging accommodations and would need to be approved by City of Rifle voters.

Operational Impact:
N/A

Prior Board Motions:
The current lodging tax rate was approved by voters in 2007.

The 2025 ballot measure to raise the lodging tax by an additional 3% did not pass.

Background Information:
The current loading tax rate of 2.5% was approved by Rifle voters in 2007 for all lodging accommodations that are used for 30-days or less. Any money collected through the lodging tax is required to be spent on the following categories:

1.Development and marketing of visitor improvements and attractions
2. Special events and beautification projects in the City
3. Historic preservation
4. General Promotion of the City and its environs

The lodging tax revenues are allocated to the GRIT portion of the Rifle budget. GRIT is an advisory board to Council and is staffed by the Main Street Manager. Lodging tax revenues have increased steadily since 2008.

Executive Summary:
The City of Rifle collects a smaller percentage of lodging tax than many jurisdictions in the surrounding area:
Carbondale – 2.00%
Glenwood Springs – 5.00% (increase in 2022)

New Castle – 5.00% (increase in 2022)
Silt – 5.00% (increase in 2022)
Parachute – 5.50%
Palisade – Increase from $2 - $6 per occupied room in 2023
Grand Junction – 6.00% (increase to 7% denied by voters in 2023)
Fruita – 6.00% (increase in 2022)
Montrose – 6.00% (increase in 2024)

Staff is looking for discussion on whether Council is interested in putting a potential lodging tax increase on the ballot for 2025. Any increase would need to be approved by City of Rifle voters.

Notification Requirements:
No additional notice required.

Prepared By:
Patrick Waller, City Manager

Attachments:
1. Staff Memo - Lodging Tax - 6.3.26

MEMORANDUM

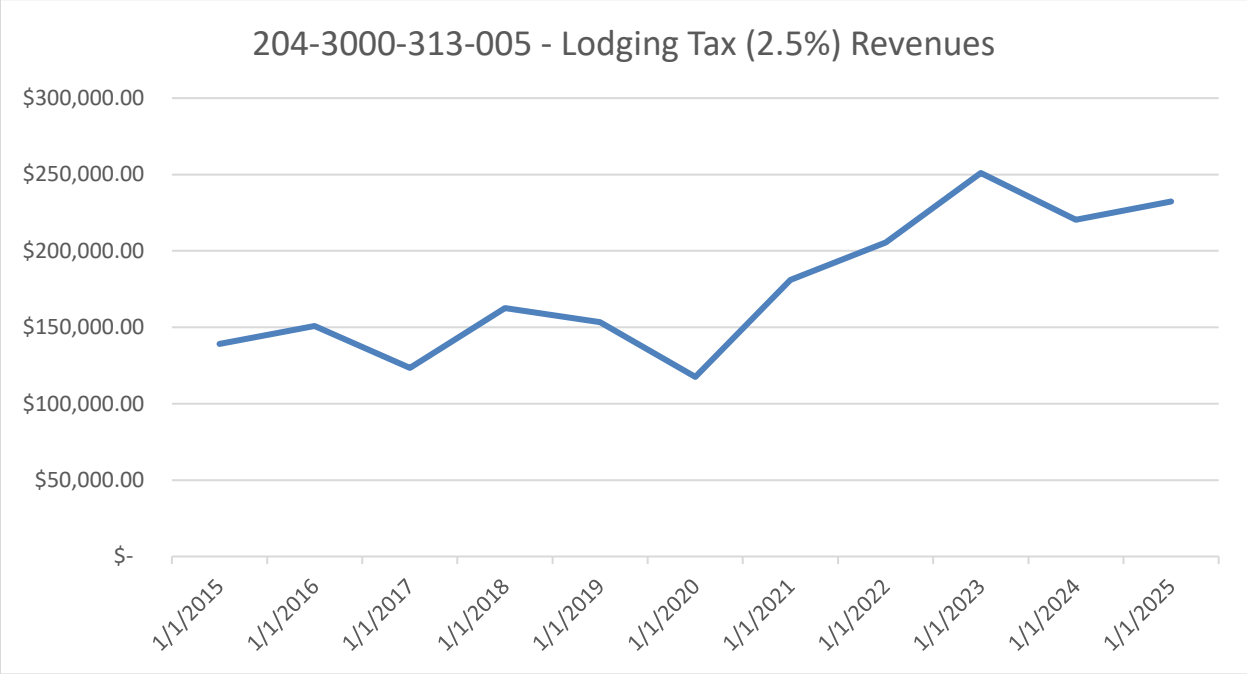
To: Rifle City Council
From: Patrick Waller, AICP – City Manager
Date: June 3, 2026
Subject: Lodging Tax Workshop Discussion

Historic Lodging Tax Information

The current loading tax rate of 2.5% was approved by Rifle voters in 2007 for all lodging accommodations that are used for 30-days or less. Any money collected through the lodging tax is required to be spent on the following categories:

1. Development and marketing of visitor improvements and attractions
2. Special events and beautification projects in the City
3. Historic preservation
4. General Promotion of the City and its environs

The lodging tax revenues are allocated to the GRIT portion of the Rifle budget. GRIT is an advisory board to Council and is staffed by the Main Street Manager. Lodging tax revenues have increased steadily since 2008. The below chart shows the annual revenues since 2015 based on the 2.5% collection rate.



Lodging Tax Comparison

The City of Rifle collects a smaller percentage of lodging tax than many jurisdictions in the surrounding area:

- Carbondale – 2.00%
- Glenwood Springs – 5.00% (increase in 2022)
- New Castle – 5.00% (increase in 2022)
- Silt – 5.00% (increase in 2022)
- Parachute – 5.50%
- Palisade – Increase from $2 - $6 per occupied room in 2023
- Grand Junction – 6.00%
- Fruita – 6.00% (increase in 2022)
- Montrose – 6.00% (increase in 2024)

Lodging Tax Uses in Rifle

The City of Rifle has allocated the existing lodging tax to fund the following:

- Events throughout the city (both entirely funded by GRIT and a percentage funded) including Hometown Holidays, Barks Brew and BBQ, Third Thursday on Third, Farmer's Market, Grand Hogback Extravaganza, Hilltop Concert Series, Rifle Rendezvous
- Funding Murals in the Downtown Core
- Downtown Beautification
- Bike Racks
- City Holiday Decorations
- Grand Hogback Trail System
- July 3rd and Holiday Fireworks
- Façade Grant Program

Potential Uses if Lodging Tax is Expanded

Plans for additional funding include expanding current grant funding opportunities including community events, façade improvements, and murals. More placemaking work can be done throughout the City including wayfinding, lighting, and shade structures. The City would have more resources to put towards promotion which could include targeted marketing, , and intentional signage. Portions of the additional funding could be set aside to save for larger beautification projects that will benefit the lives of residents and enhance the visitor experience in Rifle. The funding could also be used to support visitor-related services such as the Ute Theater.

2025 Election Results

Rifle City Council voted to put a ballot question to the voters that would have raised the Lodging Tax an additional 3% to a total of 5.5%. The question did not pass with a vote of 846 in favor and 862 opposed.

Agenda Item #b.

Agenda Item Name:
Update on City of Rifle Drought Management Plan

Presenter:
Patrick Waller, City Manager

Item Description:
Discussion

Recommended Action:
No Action on Workshop Items

Fiscal Impact:
Any drought management plan would likely result in a decrease in water rates collected by the City.

Operational Impact:
Depending on scale of the intervention there could be significant staff time involved in regulating water usage.

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Staff will be providing an update on the City of Rifle's Drought Management Plan and the different tiers that have been identified for any future water restrictions.

Notification Requirements:
No additional notice required.

Prepared By:
Patrick Waller, City Manager

Attachments:
1. City of Rifle Drought Management Plan

City of Rifle Drought Management Plan

This document outlines the drought management plan for the City of Rifle. The City Manager may choose to enforce all the techniques listed below or choose to enforce selections from any category in any combination to achieve the necessary results to accommodate the current water supply conditions. Actions will be based upon recommendations from the City's water rights engineers, water rights attorneys, and Utility Department staff.

Tier 1 Restrictions: Target 10 percent reduction in water usage

- Initiate customer outreach campaign to alert customers to drought conditions and measures they can expect if conditions continue or intensify.
- *Encourage* an odd / even watering schedule with emphasis on preferred watering (10:00 P.M. to 5:00 A.M) hours and prohibition of overspray.
- Discourage changes in landscape or establishment of new landscape until drought conditions improve.
- Provide information on ways to minimize landscape damage / loss.
- Require weekly reports from Utility Department regarding effectiveness of drought response measures.

Tier 2 Restrictions: Target 25 percent reduction in water usage

- Enact all Tier 1 drought response actions.
- Request all governmental entities to reduce their treated water use by 30 percent to demonstrate leadership in adapting to drought conditions.
- Prohibit planting new lawns from seed or sod until drought conditions improve.
- Highlight unusually high uses on customer utility bills.
- *Require* customer adherence to outdoor odd / even watering schedule. Failure to do so may result in municipal misdemeanor charges (RMC Sec. 13-1-550).
- Restrict vehicle washing on dealer lots.
- Limit equipment washing (cars, ATVs, etc.) to once per week
- Publish brochures or use existing information and aggressively promote via utility bill inserts, publication on city websites and television, posts on city social media sites and distribution at places of high customer foot traffic.
- Restrict the sale of bulk water at the City's bulk water station.

Tier 3 Restrictions: Target 50 percent reduction in water usage

- Require water use / leak surveys for high volume users in all customer classes

and advise customers on ways to be more efficient with their water usage.

- *Prohibit* all outdoor water use for decorative, non-essential turf irrigation. Failure to do so may result in municipal misdemeanor charges or water service termination to the property (RMC Sec. 13-1-550).
    - Allow for hand watering of trees, shrubs, and gardens.
- Prohibit all fire hydrant use except for the purposes required for public health and safety.
- Prohibit washing of sidewalks, driveways and exterior of homes.
- Prohibit vehicle washing on dealer lots.
- Prohibit installation of all new landscaping.
- Prohibit filling of private swimming pools.
- Prohibit curbside vehicle washing by customers.
- Prohibit the sale of bulk water at the City's bulk water station (RMC Sec. 13-1-530).

Agenda Item #c.

Agenda Item Name:
City of Rifle Fieldhouse/Activity Center Feasibility Study

Presenter:
Austin Rickstrew, Parks & Recreation Director

Item Description:
Collab Architecture will present the findings of the feasibility study in person.

Recommended Action:
No action on workshop

Fiscal Impact:
Please see the regular agenda presentation item.

Operational Impact:
Please see the regular agenda presentation item.

Prior Board Motions:
N/A

Background Information:
Please see the regular agenda presentation item.

Executive Summary:
Please see the regular agenda presentation item.

Notification Requirements:
N/A

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
None

Agenda Item #5.a.

Agenda Item Name:
Consider Minutes of the May 20, 2026 Regular Meeting

Presenter:
Alexis Ramirez, City Clerk

Item Description:
Consider Minutes of the May 20, 2026 Regular Meeting

Recommended Action:
Move to approve the minutes of the May 20, 2026, City Council 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 20, 2026, Regular Meeting.

Notification Requirements:
N/A

Prepared By:
Alexis Ramirez, City Clerk

Attachments:
1. 05.20.2026 DRAFT Minutes

RIFLE CITY COUNCIL
REGULAR MEETING

May 20, 2026
7:00 p.m.
202 Railroad Avenue Rifle, CO

CALL TO ORDER & ROLL CALL
A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Clint Hostettler.

Present at Roll Call:
Councilor Karen Roberts, Mayor Clint Hostettler, Councilor Michael Clancy, Councilor Chris Bornholdt, Councilor Alicia Gresley, Councilor Jonathan Rice, and Councilor Scott March

Roll Call: Yes – Jonathan Rice, Scott Marsh, Karen Roberts, Clint Hostettler, Michael Clancy, Chris Bornhodlt, and Alicia Gresley.
No – None.

Others Present:
City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Interim Police Chief Lieutenant Mike Kuper, Procurement & Grant Reporting Manager Iris Trevisano, Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Civil Engineer Craig Spaulding, IT Director Kelly Thompson, Video Production Specialist Brandon Steele, Senior Administrative Specialist Sarah Stubbs, and Leslie Robinson.

PUBLIC COMMENT
Comment was heard from Leslie Robinson.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

A. Consider Minutes of the May 6, 2026 Regular Meeting
B. Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors
C. Consider Liquor License Renewal for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant
D. Consider Settlement Agreement with Antero Resources Corporation
E. Consider Vacating a Section of Fairway Ave Right-of-Way – Ordinance No. 7, Series of 2026 (2nd Reading)
F. Consider Reappointment of Lydia Allen to the Greater Rifle Improvement Team Advisory Board

Councilor Alicia Gresley moved to approve Consent Agenda Items A, B, C, D, E, and F; seconded by Councilor Karen Roberts.
Roll Call: Yes – Karen Roberts, Clint Hostettler, Chris Bornholdt, Scott Marsh, Jonathan Rice, Alicia Gresley, and Michael Clancy.

No – None.

PUBLIC HEARING

Consider Amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements – Ordinance No. 13, Series of 2026 (1st Reading)

ORDINANCE NO. 13, SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO AMEND ACCESSORY DWELLING UNIT PARKING REQUIREMENTS

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins and Senior Planner Geir Sverdrup presented the request for approval to amend the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements. In May of 2024, House Bill 24-1152 was passed and became effective on June 20, 2025 mandating local governments in urban areas to allow Accessory Dwelling Units (ADU) in single family residential areas and removed restrictions for additional parking, but allows Homeowners' Associations (HOA) to restrict them. As the City of Rifle is not in a metropolitan planning area, this bill does not require any action from the City. This amendment would qualify Rifle for Department of Local Affairs (DOLA) funding opportunities to receive pre-approved ADU plans, ultimately bringing cost down for residents. and provide some citizens with the opportunity to receive Colorado Housing and Finance Authority (CHFA) funding. If this amendment was found to be inconducive or problematic for the community, the decision to revert could be made at any time but would require the return of any funding the City received from DOLA. However, citizens would keep funds they may have received from CHFA. This amendment received unanimous support when presented to the Planning and Zoning Commission. Staff recommends approval to amend the City's parking requirement of one off-street parking space per bedroom per ADU, as long as on-street parking is available.

Comments heard from Councilor Alicia Gresley, Mayor Clint Hostettler, Councilor Michael Clancy, Councilor Jonathan Rice, and Councilor Chris Bornholdt.

Mayor Clint Hostettler closed the public hearing.

Councilor Michael Clancy moved to approve amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements – Ordinance No. 13, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Alicia Gresley.
Roll Call: Yes – Alicia Gresley, Scott Marsh, Karen Roberts, Michael Clancy, and Clint Hostettler.
No – Jonathan Rice and Chris Bornholdt.

Consider Amendment to the Rifle Municipal Code Adding Section 16-1-145 Traffic Impact Study Criteria – Ordinance No. 12, Series of 2026 (1st Reading)

ORDINANCE NO. 12, SERIES OF 2026
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING ARTICLA E1 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE CREATING A NEW SECTION FOR TRAFFIC IMPACT STUDIES

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins and Civil Engineer Craig Spaulding presented the request to amend the Rifle Municipal Code adding section 16-1-145 Traffic Impact Study Criteria. This code amendment would refer the Development Code to the traffic criteria located in Chapter 16 - General Requirements for All Development, of the Public Works Manual. The requirement would apply to new developments generating 20 or more peak-hour vehicle trips or affecting the Colorado Department of Transportation (CDOT) access, right-of-way, or other areas under CDOT purview. Staff recommends the approval to amend the code, which would ultimately provide clearer expectations for developers and a more standardized review process for the City.

Comments heard from Councilor Karen Roberts and Councilor Alicia Gresley.

Mayor Clint Hostettler closed the public hearing.

Councilor Scott Marsh moved to approve amendment of Chapter 16 of the Rifle Municipal Code by adding Section 16-1-145 Traffic Impact Study – Ordinance No. 12, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Jonathan Rice.
Roll Call: Yes – Michael Clancy, Clint Hostettler, Alicia Gresley, Jonathan Rice, Scott Marsh, Chris Bornholdt, and Karen Roberts.
No – None.

REGULAR AGENDA

Consider Adding Appendix B-Traffic Impact Study Criteria to the City of Rifle Public Works Manual
Civil Engineer Craig Spaulding presented request to add Appendix B, Traffic Impact Study Criteria to the City of Rifle Public Works Manual. This criterion would establish thresholds and requirements for trip generation letters, full traffic impact studies, and compliance letters. One residential unit accounts for roughly one peak-hour trip. Subdivision developments generating 20 – 49 peak-hour trips would require a trip generation letter. Developments generating 50 or more peak-hour trips would require a full traffic impact study, requiring developers to report on current conditions and "build-out" conditions, which would consider the City of Rifle's Comprehensive Plan, regional growth, and projected 20-year sustainability. Compliance letters could be used in certain situations where a previous traffic impact study had already been approved within the past two years and the development impact remained the same. The addition of Appendix B would not

supersede CDOT requirements.

Comments heard from Councilor Chris Bornholdt, City Manager Patrick Waller, and Councilor Michael Clancy.

Councilor Alicia Gresley moved to approve Appendix B – Traffic Impact Study Criteria – of the City of Rifle Public Works Manual as presented; seconded by Councilor Chris Bornholdt.
Roll Call: Yes – Clint Hostettler, Scott Marsh, Karen Roberts, Alicia Gresley, Chris Bornholdt, Michael Clancy, and Jonathan Rice.
No – None.

Consider Bid Award to CW Construction for the Construction of Whiteriver Avenue Improvements

Procurement & Grant Reporting Manager Iris Trevisano and Civil Engineer Craig Spaulding presented the request to approve the bid award to CW Construction for Whiteriver Avenue Improvements. Request for bid was published on BidNet; 11 contractors attended the pre-bid meeting and 5 bids were received at the close of bid on May 6, 2026. The bid from CW Construction of $1,314,858.01 is within the 2026 fiscal budget of $1.5 million. Additionally, the City received an award of $400,000.00 from the Garfield County Federal Mineral Lease District, Spring 2026 Grant Cycle for this project. Improvements to Whiteriver Avenue would span from 9th Street to 16th Street and would include bank stabilization, guardrail replacement, waterline replacement, and ADA ramp improvements. Impacts to traffic will include the closure of Whiteriver Avenue to thru traffic from 9th to 16th street; access will remain for residences within the affected area. Staff recommends approving the bid award, noting CW Construction as a qualified contractor with prior experience working with the City.

Comments heard from Mayor Clint Hostettler, Councilor Alicia Gresley, Councilor Michael Clancy, and City Manager Patrick Waller.

Councilor Scott Marsh moved to approve bid award to CW Construction for Whiteriver Avenue Improvements in the amount of $1,314,858.01; seconded by Councilor Michael Clancy.
Roll Call: Yes – Jonathan Rice, Karen Roberts, Scott Marsh, Michael Clancy, Chris Bornholdt, Alicia Gresley, and Clint Hostettler.
No – None.

Consider Authorizing City Manager to Execute the Streetlight Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway

Civil Engineer Craig Spaulding presented the request to authorize the City Manager to execute the streetlight installation contract by Xcel Energy for the Park Avenue bridge and roadway project. Staff recommends authorization, as this would allow the project to stay on schedule while Xcel completes its internal process. The purchase order would return to Council once the final cost is available. The project is budgeted at $208,000.00, but is expected to come in under that amount.

Comments heard from Councilor Karen Roberts.
Councilor Jonathan Rice moved to approve the City Manager to execute the Streetlight Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway; seconded by Councilor Chris Bornhodlt.
Roll Call: Yes – Scott Marsh, Karen Roberts, Michael Clancy, Clint Hostettler, Alicia Gresley,

Jonathan Rice, and Chris Bornholdt.
No – None.

Consider Bid Award to R&A Enterprises for the Northeast Booster Station Backup Generator

Procurement & Grant Reporting Manager Iris Trevisano and Utilities Director Jared Emmert presented the request to approve the bid award to R&A Enterprises for the Northeast booster station backup generator. A request for bid (RFB) was published on BidNet; 4 contractors attended the pre-bid meeting, and two qualified bids were received at the close of the bid on May 13, 2026. This project item was split into two different items; construction and design. After design cost of $33,300.00, the bid of $201,238.00 received from R&A Enterprises for construction would bring the project total to $234,538.00, which is within the budgeted amount of $300,000.00 for design and construction. This project will provide backup power for the City's Northeastern Booster Station, which supplies water from the main five-million-gallon tank complex to the northeastern tank and helps pressurize the City's northeastern zone. Staff recommends the approval of bid award, as this project would improve reliability of water services to citizens in the northeastern zone of the City during periods of extended power outages.

No comments were heard.

Councilor Alicia Gresley moved to approve the bis award to R&A Enterprises for construction services related to the Northeast Booster Station Backup Generator project in an amount not to exceed $201,238.00; seconded by Councilor Michael Clancy.
Roll Call: Yes – Alicia Gresley, Michael Clancy, Chris Bornholdt, Scott Marsh, Jonathan Rice, Karen Roberts, and Clint Hostettler.
No – None.

Consider Bid Award to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design

Procurement & Grant Reporting Manager Iris Trevisano, Parks & Recreation Director Austin Rickstrew, and Golf Course Superintendent Justin Kochevar presented the request to approve the bid award to Irrigation Technologies for the Rifle Creek Golf Course irrigation design. The Rifle Creek Golf Course irrigation system is aging and in need of replacement, with portions of the system dating back to 1975 and the back-nine pump station dating back to approximately 1989 to 1991. The current system is inefficient, experiences leaks, and requires design work before future construction can be considered. A request for proposal for design services was issued on BidNet. There were 2 attendees at the pre-bid meeting, and two proposals were received at the close of submission. A selection committee was established to evaluate and score the proposals. After deliberation from the committee, Irrigation Technologies is being recommended for award, as they are the only certified irrigation designer and certified golf course irrigation auditor in the state of Colorado. After speaking with vendors, staff recommended including add alternates for assistance with a future pre-bid meeting and electrical requirements for the three pump stations.
Comments heard from Mayor Clint Hostettler, Councilor Alicia Gresley, Councilor Scott Marsh, and Councilor Chris Bornhodlt.

Councilor Scott Marsh moved to approve bid award to Irrigation Technologies for the Rifle Creek Golf Course irrigation design in the amount of $37,710.00; seconded by Councilor Chris Bornholdt.

Roll Call: Yes – Chris Bornholdt, Scott Marsh, Jonathan Rice, Karen Roberts, Clint Hostettler, Alicia Gresley, and Michael Clancy.
No – None.

Consider Bid Award to AIM Design and Development for the Rifle Heritage Center – Building Audit

Procurement & Grant Reporting Manager Iris Trevisano and Parks & Recreation Director Austin Rickstrew presented the request to approve bid award to AIM Design and Development for the Rifle Heritage Center building audit. A request for bid (RFB) was published on BidNet; 2 consultants attended the pre-bid meeting. Due to the budget presented, one firm notified staff they would not submit a proposal. The original proposal received from AIM Design and Development included building audits for the Senior Center and Rifle Heritage Center for a total cost of $58,600.00. Additional pricing from AIM Design and Development was requested, breaking the two facilities into phases. Staff initially recommended proceeding with the Rifle Heritage Center audit first due to the budget considerations and the condition of the building, for the amount of $31,300.00. Council discussed whether to complete both audits at the same time to save costs, improve planning, and avoid delaying potential future improvements at the Senior Center. Staff noted that completing both audits in 2026 would cost less than phasing the work over two years due to additional mobilization costs.

Comments heard from Mayor Clint Hostettler, Councilor Jonathan Rice, City Manager Patrick Waller, Councilor Alicia Gresley, Councilor Karen Roberts, and Councilor Scott Marsh.

Councilor Chris Bornholdt moved to approve bid award to AIM Design and Development for the Rifle Heritage Center & the Senior Center building audits in an amount not to exceed $58,600; seconded by Councilor Jonathan Rice.
Roll Call: Yes – Scott Marsh, Jonathan Rice, Clint Hostettler, Alicia Gresley, Karen Roberts, Michael Clancy, and Chris Bornholdt.
No – None.

Consider Purchase of Verge.io, Additional Storage, and HPe Server Hosts for VMware and Nimble SAN Replacement

Procurement & Grant Reporting Manager Iris Trevisano and IT Director Kelly Thompson presented the request to approve purchase of Verge.io, additional storage, and HPe server hosts for VMware and Nimble SAN replacement. In December of 2025, Council had approved a purchase from Scale Computing; however, the vendor could not honor the original order without an additional cost of $36,000.00 and continued delays. The order was cancelled and an alternate solution was identified through Value Point to work with Phaze2 Solutions as a replacement. The Verge.io solution would replace existing storage and VMware infrastructure, reuse some existing hardware, and provide flexibility for future expansion. Staff is recommending the approval of a purchase order for an amount not to exceed $200,000.00 to account for the quoted cost of $177,587.20 and potential additional components needed during implementation.

Comments heard from Mayor Clint Hostettler, Councilor Michael Clancy, and Councilor Karen Roberts.

Councilor Alicia Gresley moved to approve the purchase of Verge.io, additional storage, and server hosts through Phaze2 Solutions for a total cost not to exceed $200,000; seconded by

Councilor Karen Roberts.
Roll Call: Yes – Alicia Gresley, Michael Clancy, Chris Bornholdt, Scott Marsh, Jonathan Rice, Karen Roberts, and Clint Hostettler.
No – None.

Report to City Manager
Comments were heard from City Manager Patrick Waller, Councilor Alicia Gresley, City Clerk Alexis Ramirez, Utilities Director Jared Emmert, and Interim Police Chief Mike Kuper.

Comments from Mayor and Council
Comments were heard from Councilor Scott Marsh, Councilor Michael Clancy, Councilor Alicia Gresley, Councilor Karen Roberts, Councilor Jonathan Rice, and Mayor Clint Hostettler.

Adjournment
Meeting adjourned at 8:44 p.m.

Alexis Ramirez	Clint Hostettler
City Clerk	Mayor

Agenda Item #5.b.

Agenda Item Name:
Consider Liquor License Renewal for Western Slope Chicken, LLC dba Wingchesters

Presenter:
Alexis Ramirez, Board Member

Item Description:
Hotel & Restaurant Liquor License Renewal for Western Slope Chicken, LLC dba Wingchesters

Recommended Action:
Move to approve the Liquor License Renewal application for Western Slope Chicken, LLC dba Wingchesters.

Fiscal Impact:
None

Operational Impact:
None

Prior Board Motions:
None

Background Information:
Western Slope Chicken, LLC dba Wingchesters located at 717 Taughenbaugh Boulevard, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:
None

Notification Requirements:
None

Prepared By:
Alexis Ramirez, City Clerk

Attachments:
1. 2026 Winchester's REDACTED Application_Redacted

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

RECEIVED
MAY 2 2 2026
City Clerk
City of Rifle

Fees Due	
Annual Renewal Application Fee	$ 250
Renewal Fee	$ 500
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premises Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$ 750.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash. ☐ Paid by check ☒ Paid online

Uploaded to MoveIt on Date

Licensee Name
WESTERN SLOPE CHICKEN LLC

Doing Business As Name (DBA)
WINGCHESTERS

Liquor License Number
[redacted]

License Type
Hotel & Restaurant (city)

Sales Tax License Number
[redacted]

Expiration Date
08/03/2026

Due Date
06/19/2026

Business Address

Street Address
717 TAUGHENBAUGH BOULEVARD

Phone Number
970-625-6111

City
RIFLE

State
CO

ZIP Code
81650

Mailing Address

Street Address
PO BOX 637

City
GLENWOOD SPRINGS

State
CO

ZIP Code
81602

Email
dsstuart@cshold.com

Operating Manager

Santiago Pacheco-Burgos

Date of Birth

[redacted]

Home Address

Street Address

[redacted]

Phone Number

[redacted]

City

[redacted]

State [redacted] ZIP Code [redacted]

1. Do you have legal possession of the premises at the street address? ..... ◉ Yes ○ No

Are the premises owned or rented? ○ Owned ◉ Rented*

*If rented, expiration date of lease: 04/30/2037

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ○ Yes ◉ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ○ Yes ◉ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ○ Delivery ○ Takeout ○ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? .... ○ Yes ◉ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ◉ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ○ Yes ◉ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ◉ No

If yes, attach a detailed explanation.

---

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ◉ No

If yes, attach a detailed explanation.

---

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ◉ No

If yes, attach a detailed explanation.

---

9. I would like to apply for a Two-Year Renewal ○ Yes ◉ No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

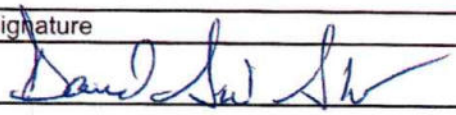
Type or Print Name of Applicant/Authorized Agent of Business

Daniel Scott Stuart

Title

LLC Manager / Owner

Signature



Date (MM/DD/YY)

05/21/2026

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Local Licensing Authority Approves this license for a two-year renewal..... ◯ Yes ◯ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Daniel Scott Stuart

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Western Slope Chicken LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Western Slope Chicken LLC

Social Security Number/Tax Identification Number [redacted]

Home Phone Number [redacted]

Business/Work Phone Number

970-625-6111

Street Address [redacted]

City [redacted]

State [redacted]

ZIP Code [redacted]

Printed name of person signing on behalf of the Applicant/Licensee

Daniel Scott Stuart

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed

05/21/2026

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Agenda Item #5.c.

Agenda Item Name:
Consider Amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements - Ordinance No.13, Series of 2026 (2nd Reading)

Presenter:
Zach Higgins, Community Development Director
Geir Sverdrup, Senior Planner

Item Description:
Consideration of a text amendment to the Rifle Municipal Code that would remove the off-street parking requirement for new ADU's built in the City when directly adjacent on-street parking exists.

Recommended Action:
Move to approve amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking requirements — Ordinance No.13, Series of 2026 on second reading.

Fiscal Impact:
This is the first step required in the process of becoming a Supportive ADU Jurisdiction. If the City becomes a Supportive ADU Jurisdiction, the City is eligible for additional grant funding through DOLA and eligible Rifle property owners will be able to obtain special financing through CHFA for new ADU's in the city. Becoming a Supportive ADU Jurisdiction triggers the release of grant funding from the Colorado Energy Office to complete pre-approved ADU plans as well as $50,000 in Impact Fee waivers for new ADU's.

Operational Impact:
This Rifle Municipal Code Amendment would change the review criteria for Staff at the time of Building Permits for new ADU's.

Prior Board Motions:
The Planning Commission unanimously recommended approval of the text amendment to the Rifle City Council at their regularly scheduled April, 2026 meeting.

Background Information:
The Rifle City Council has previously discussed ADU Parking and HB24-1152 during workshops on September 3, 2025 and January 7, 2026. See attached memo for additional information.

Executive Summary:
See attached memo.

Notification Requirements:
Notice requirements have been met.

Prepared By:
Alexis Ramirez, City Clerk

Attachments:
1. Supprtive ADU Text Amendment - CC Staff Report 5-20-2026
2. Ordinance No. 13 2026 Update to Parkingaccess Ch. 16 ADUs

COMMUNITY DEVELOPMENT DEPARTMENT
202 Railroad Avenue, Rifle, CO 81650
Phone: 970-665-6490

MEMORANDUM

TO:	Rifle City Council
FROM:	Zach Higgins, Community Development Director Geir H. Sverdrup, Senior Planner
DATE:	May 20, 2026
SUBJECT:	PLN-2026-009 Text Amendment – Supportive ADU Amendment
ADDRESS:	City-Wide
APPLICANT:	City of Rifle Staff

Background

HB24-1152 Accessory Dwelling Units was passed on May 2024 and effective June 30, 2025. Colorado House Bill 24-1152 mandates that local governments in urban areas allow Accessory Dwelling Units on land zoned for single-family homes. The law removes restrictions like extra parking requirements and prohibits restrictive HOA rules, aiming to increase affordable housing and support multigenerational living. This bill does not directly affect the City of Rifle as we are not within a Metropolitan Planning Area but Rifle has long been supportive of ADU's. Compliance with HB24-1152 allows the city to obtain additional DOLA funding and makes CHFA Financing available to qualified City residents for ADU's. Additionally, to trigger the release of grant funding through the CEO Local Impact Accelerator Grant program which has agreed to supply the City with funding to create pre-approved ADU plans, the City must first become a Supportive ADU Jurisdiction.

Proposed Amendment

Staff is proposing the following text amendment removing the requirement for off-street parking in certain situations.

ARTICLE III - Zoning

Division 1 - Zoning Districts

Sec. 16-3-60. - Accessory dwelling units

An accessory dwelling unit, when allowed, shall conform to the following requirements, and plans submitted to the City shall address each of these requirements:

(1) Zone district requirements. Except as set forth in this Section, an accessory dwelling unit shall be subject to all of the zone district requirements…

(6) Parking/access. On-street parking may be utilized to satisfy the full required ADU parking requirements where on-street parking exists directly adjacent to the ADU lot. If on-street parking is not available directly adjacent to the ADU lot, e~~E~~ach accessory dwelling unit shall provide one (1) dedicated off-street parking space per bedroom which shall be accessed by the same driveway/curb cut as the principal structure; provided, however, that the City staff may grant access to the

accessory dwelling unit from an alley adjacent to the lot if such access is sufficient and will not negatively affect the traffic flow in the alley or adversely impact the neighborhood. Accessory dwelling units in commercial and light industrial zone districts may utilize shared parking with the principal commercial use so long as the commercial use allows sufficient parking for the accessory dwelling use.

Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the text amendments to City Council:

1. Conformance of the proposal with the City of Rifle Municipal Code;

The proposal is in conformance with the Rifle Municipal Code, and opens the City up for additional funding from DOLA, Colorado Energy Office, and special ADU financing options for citizens through CHFA.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The proposal is compatible with the character of Rifle. Staff will have the discretion to require off-street parking when applicable, per the adopted code language.

3. The desirability for the proposed use in the specific area of the City;

The zoning code is enforced Citywide by applicable zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

Under Principle 2.3 Subsection E. Housing Affordability, the Comprehensive Plan states: The City's zoning standards and incentive policies should focus on encouraging affordability of housing. The City currently allows ADUs as a by-right use in residential zoning districts, and this should be preserved.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

No negative impacts to property values are anticipated at this time.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

Staff Comments

Staff recommended that the Planning and Zoning Commission recommend approval of the proposed text amendment. This amendment positions the City for additional DOLA funding, allowing the City to procure pre-approved ADU building plans, with the intention of reducing the cost for residents to construct an ADU. Required off-street parking would only be discretionary when directly adjacent on-street parking exists.

Planning and Zoning Commission

The Planning and Zoning Commission reviewed this text amendment at their April 28, 2026 meeting. The Commission had a few comments regarding the proposed amendment relating to the City's ability to revert back current code requirements. Staff explained that it would not affect residents that constructed under this revision, however, the City would be required to return the funds used under the grant.

Recommendation

Planning and Zoning Commission recommends that the City Council approve the proposed text amendment PLN-2026-009 as prepared by Staff.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 13
SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO AMEND ACCESSORY DWELLING UNIT PARKING REQUIREMENTS

WHEREAS, the City of Rifle ("Rifle" or the "City") is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the Rifle Municipal Code (the "Code") regulates land use, zoning and development within the City; and

WHEREAS, City Staff has made certain recommendations for amendment of the City's zoning requirements to amend parking requirements for accessory dwelling units; and

WHEREAS, the Planning and Zoning Commission has reviewed the regulations contained within this ordinance and has provided its comments and recommendations in support of adopting the amendments to the Code; and

WHEREAS, the Rifle City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Chapter 16 of the Code consistent with these recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-3-60(6) of the Rifle Municipal Code, "Accessory Dwelling Units – Parking/access", is hereby amended to add the underlined text and with ~~strike through language~~ deleted, as follows:

Parking/access. On-street parking may be utilized to satisfy the full required ADU parking requirements where on-street parking exists directly adjacent to the ADU lot. If on-street parking is not available directly adjacent to the ADU lot, e~~E~~ach accessory dwelling unit shall provide one (1) dedicated off-street parking space per bedroom which shall be accessed by the same driveway/curb cut as the principal structure; provided, however, that the City staff may grant access to the accessory dwelling unit from an alley adjacent to the lot if such access is sufficient and will not negatively affect the traffic flow in the alley or adversely impact the neighborhood. Accessory dwelling units in commercial and light industrial zone districts may utilize shared parking with the principal commercial use so long as the commercial use allows sufficient parking for the accessory dwelling use.

INTRODUCED, on May 20, 2026, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle,

Colorado, held on June 3, 2026, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

_____
City Clerk

Agenda Item #5.d.

Agenda Item Name:
Consider Amendment to the Rifle Municipal Code Adding Section 16-1-145 Traffic Impact Study Criteria - Ordinance No. 12, Series of 2026 (2nd Reading)

Presenter:
Craig Spaulding, Civil Engineer

Item Description:
Amendment to the Rifle Municipal Code - Traffic Impact Study Criteria

Recommended Action:
Move to approve amendment of Chapter 16 of the Rifle Municipal Code by adding Section 16-1-145 Traffic Impact Study - Ordinance No. 12, Series of 2026 on second reading.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
This was recommended for approval at the Planning and Zoning Commission Meeting - April 28, 2026.

Background Information:
Currently Rifle Municipal Charter requires traffic impact studies for determining off site street impact fees. These studies are currently used in evaluating project impacts. Because the existing code and public works manual does not define the criteria for a Traffic Impact Study there are varying levels of studies received.

Executive Summary:
This item amends the code to define when traffic studies and letters are needed. The amendment references the Public Works Manual for the criteria that shall be followed for the letter or traffic impact study. The criteria for the letters and traffic impact studies are not approved in this motion and will be reviewed and approved in the regular agenda of this meeting.

Notification Requirements:
Yes, this has been properly noticed.

Prepared By:
Alexis Ramirez, City Clerk

Attachments:

1. Memo_Ordinance No.12 TIS
2. Ordinance No. 12 2026 Ch. 16.1.145 Traffic Impact Study
3. Traffic Impact Study Text Amendment - CC Staff Report 5-20-2026

To: Patrick Waller

From: Craig Spaulding

Date: May 14, 2026

Re: Ordinance No. 12 - Amendment to the Rifle Municipal Code - Traffic Impact Study Criteria

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Purpose

The purpose of this memo is to recommend approval, on first reading, of an amendment to Chapter 16 of the Rifle Municipal Code by adding Section 16-1-145, *Traffic Impact Study – Ordinance No. 12*, as presented, and to order its publication as required by the Charter.

Background

Currently, the Rifle Municipal Charter requires traffic impact studies to determine off-site street impact fees. These studies are also used to evaluate development-related traffic impacts. However, neither the existing code nor the Public Works Manual defines specific criteria for Traffic Impact Studies. As a result, the City receives studies with varying levels of detail and analysis, some of which are more extensive than necessary while others do not provide sufficient information.

Establishing clear criteria and thresholds for Traffic Impact Studies benefits developers and their consultants by providing consistent expectations and requirements. It also assists staff, boards, and City Council in reviewing traffic impacts and making informed development decisions.

Summary

This item amends the Municipal Code to establish when traffic studies or traffic letters are required. The amendment references the Public Works Manual for the specific criteria and standards that must be followed when preparing either a traffic letter or a Traffic Impact Study.

The criteria contained within the Public Works Manual are not being approved through this motion and will instead be reviewed and considered separately as part of the regular agenda for this meeting.

Approval of this motion will amend the code to reference the Traffic Impact Study criteria contained in the Public Works Manual and establish the triggers requiring compliance with those criteria.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 12
SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING ARTICLE 1 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE CREATING A NEW SECTION FOR TRAFFIC IMPACT STUDIES

WHEREAS, the City of Rifle ("Rifle" or the "City") is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the Rifle Municipal Code (the "Code") regulates land use, zoning and development within the City; and

WHEREAS, City Staff has made certain recommendations for amendment to the Code to require compliance with traffic impact study requirements for certain land use approval applications; and

WHEREAS, the Planning and Zoning Commission has reviewed the regulations contained within this ordinance and has provided its comments and recommendations in support of adopting the amendments to the Code; and

WHEREAS, the Rifle City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Chapter 16 of the Code consistent with these recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Rifle Municipal Code is hereby amended to add Section 16-1-145(a), "Traffic Impact Study", as follows:

Sec. 16-1-145. Traffic Impact Study.
(a) Any new development, rezone, change of use, or plat, forecasted to generate at least twenty (20) vehicle trips during the peak hour, or require new/revised access from a state highway, shall comply with the Traffic Impact Study Criteria as defined in Appendix B of the Public Works Manual, for review and approval by the Public Works Director and/or City Engineer prior to approval of the proposed development.

INTRODUCED, on May 20, 2026, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on June 3, 2026, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

_____
City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT
202 Railroad Avenue, Rifle, CO 81650
Phone: 970-665-6490

MEMORANDUM

TO:	Rifle City Council
FROM:	Zach Higgins, Community Development Director Geir H. Sverdrup, Senior Planner
DATE:	May 20, 2026
SUBJECT:	PLN-2026-008 Text Amendment Adding Traffic Impact Study Requirements
ADDRESS:	City-Wide
APPLICANT:	City of Rifle Staff

Background

The City Engineer has requested that Chapter 16 of the Rifle Municipal Code refer the requirements of the Public Works Manual for Traffic Impact Studies and when they would be required with Community Development projects. Staff proposes the following amendment to the Rifle Municipal Code to address Traffic Impact Studies.

Proposed Amendment

The Public Works Manual has recently updated Appendix B, Traffic Impact Study Criteria. With this update, staff feels that it is appropriate to provide a reference within Chapter 16 of the Rifle Municipal Code to provide applicants criteria for when and which level of traffic study is required.

The following text amendment provides the appropriate reference for applicants:

Sec. 16-1-140. Public works manual.

(a) All construction of public improvements shall conform to the requirements of the Rifle Public Works Manual, as adopted and amended from time to time, unless the City Manager, in consultation with the Public Works Director, expressly modifies or exempts the construction of specific public improvements from such requirements. In the event an applicant requests a modification or exemption from the Public Works Manual and the City Manager denies such request, an applicant may appeal the City Manager's decision to the City Council for final resolution.

(b) Policy revisions to the Public Works Manual shall be considered major amendments requiring approval by resolution of the City Council. The following amendments shall be considered policy revisions:

(1) Changes in law, major procedures or construction philosophies which may cause significant increased costs, controversy or methods inconsistent with current accepted practices in the industry; and

(2) Changes related to public use, convenience and safety, including but not limited to standard street widths, fire flow requirements and bonding requirements.

(c) Technical revisions to the Public Works Manual are minor amendments necessary to conform to current engineering and/or construction standards that do not create a policy revision. The Public Works Director or Utility Director, as applicable, have the authority to approve in writing proposed technical revisions that are consistent with all existing policies relevant to the revision, do not result in significant additional costs to persons affected by the revision and are consistent with existing law. The Public Works Director shall undertake planned periodic revisions of the Public Works Manual every six (6) months or on such other schedule as deemed appropriate by the Public Works Director; provided, however, that an accelerated technical review process may also occur outside of the periodic revisions. If an immediate technical revision is deemed necessary, the proposed amendments shall be provided to the City Manager for concurrence that they are technical revisions and not policy revisions. If deemed technical and approved, notification of the amendments shall be provided to the City Council at its next regularly scheduled meeting, prior to taking effect. Notice of approved amendments shall be posted on the City's website and shall be included in the copy of the Public Works Manual available for inspection by the public.

Sec. 16-1-145. Traffic Impact Study.

(a) Any new development, rezone, change of use, or plat, forecasted to generate at least twenty (20) vehicle trips during the peak hour, or require new/revised access from a state highway, shall comply with the Traffic Impact Study Criteria as defined in Appendix B of the Public Works Manual, for review and approval by the Public Works Director and/or City Engineer prior to approval of the proposed development.

Sec. 16-1-150. Violations.

(a) Designated. It is unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provision of this Chapter or any amendment thereof. Any person, …

Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the text amendments to City Council:

1. Conformance of the proposal with the City of Rifle Municipal Code;
The proposal is in conformance with the Rifle Municipal Code.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;
The proposal is compatible with the character of Rifle.

3. The desirability for the proposed use in the specific area of the City;
The zoning code is enforced Citywide by appropriate zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

Staff Comments

Staff recommended that the Planning and Zoning Commission recommend approval of the proposed text amendment to help bring clarity to Chapter 16 of the Rifle Municipal Code to provide applicants criteria for when and which level of traffic study is required.

Planning and Zoning Commission

The Planning and Zoning Commission reviewed this text amendment at their April 28, 2026 meeting. The Commission had no concerns or comments regarding the proposed amendment.

Recommendation

Planning and Zoning Commission recommends that the City Council approve the proposed text amendment PLN-2026-008 as prepared by Staff.

Agenda Item #7.a.

Agenda Item Name:
Parachute Area Transit System - On-Demand Bus Service Presentation

Presenter:
Patrick Waller, City Manager

Item Description:
Presentation Item

Recommended Action:
No action needed

Fiscal Impact:
City of Rifle contributes $75,000 to Parachute Areat Transit System who has contracted to operate the service.

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
The Parachute Area Transit System will be transitioning to on-demand service in Rifle from 11:30-5:30 Monday - Friday. Via has been contracted to operate the system and their staff will provide an update to Council.

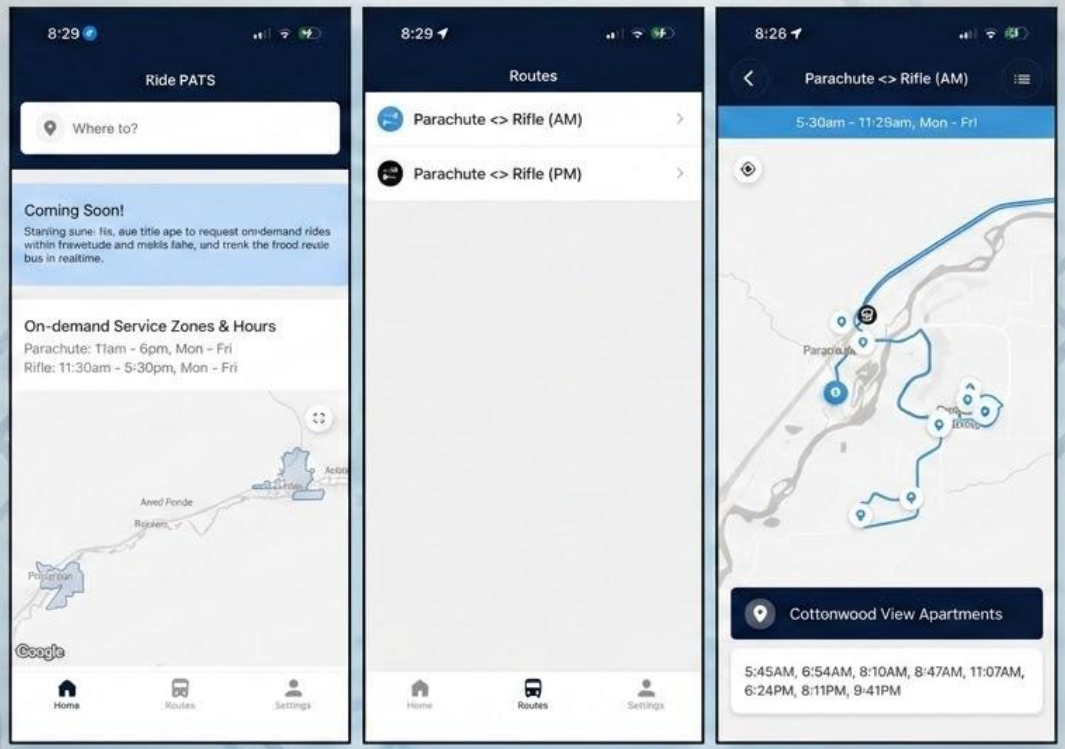
Notification Requirements:
No additional notice required.

Prepared By:
Patrick Waller, City Manager

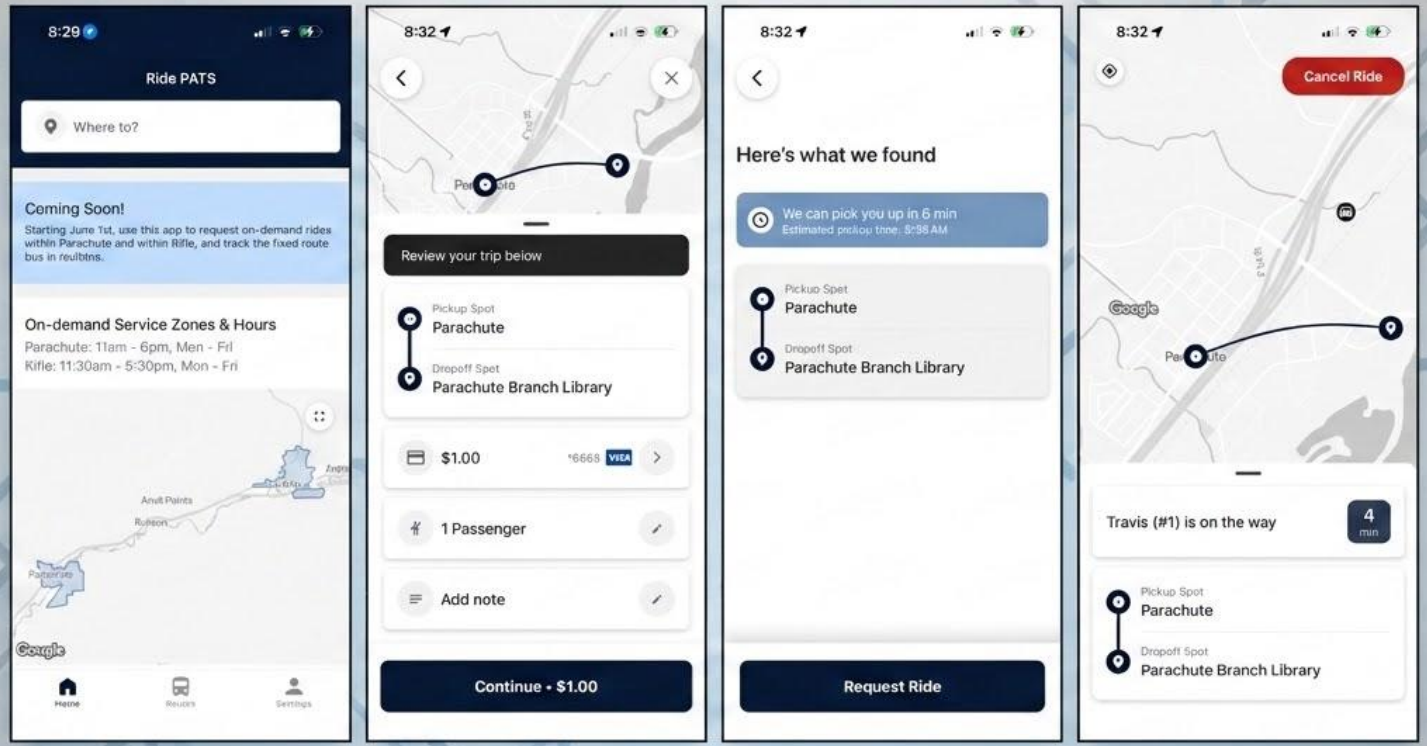
Attachments:
1. PATS On Demand
2. How to Use the Ride PATS App

PATS On Demand

Fixed Route


8:29
Ride PATS
Where to?
Coming Soon!
On-demand Service Zones & Hours
Parachute: 11am - 6pm, Mon - Fri
Rifle: 11:30am - 5:30pm, Mon - Fri
Google
Home
Routes
Settings
8:29
Routes
Parachute <> Rifle (AM)
Parachute <> Rifle (PM)
Home
Routes
Settings
8:26
Parachute <> Rifle (AM)
5:30am - 11:29am, Mon - Fri
Cottonwood View Apartments
5:45AM, 6:54AM, 8:10AM, 8:47AM, 11:07AM, 6:24PM, 8:11PM, 9:41PM

On-Demand


8:29
Ride PATS
Where to?
Coming Soon!
Starting June 1st, use this app to request on-demand rides within Parachute and within Rifle, and track the fixed route bus in real-time.
On-demand Service Zones & Hours
Parachute: 11am - 6pm, Mon - Fri
Rifle: 11:30am - 5:30pm, Mon - Fri
Google
Home
Routes
Settings
8:32
Review your trip below
Pickup Spot
Parachute
Dropoff Spot
Parachute Branch Library
$1.00
*6668
VISA
1 Passenger
Add note
Continue • $1.00
8:32
Here's what we found
We can pick you up in 6 min
Pickup Spot
Parachute
Dropoff Spot
Parachute Branch Library
Request Ride
8:32
Cancel Ride
Google
Travis (#1) is on the way
4
min
Pickup Spot
Parachute
Dropoff Spot
Parachute Branch Library

How to Use the Ride PATS App

Enjoy **affordable on-demand and fixed route rides** with Ride PATS! Whether you're booking through the app or calling in, we make getting around easy.

📲 Download & Set Up the App

1. **Download the App** – Search for **Ride PATS** in the **App Store (iOS)** or **Google Play Store (Android)** and install it.
2. **Create an Account** – Sign up with your name, phone number, and email.
3. **Enable Location Services** – Allow the app to access your location so it can find your pickup spot.

💲 Fares

Fares apply to both on-demand and fixed route rides:

🏘️ **Rides within Parachute:** $1
🏘️ **Rides within Rifle:** $1
🚌 **Rides between Parachute and Rifle:** $4 (**fixed route only**)

🚕 On-Demand Rides

On-demand rides are available, Monday through Friday, during the hours below:

📲 **Parachute On-Demand:** 11:00 AM - 6:00 PM
📲 **Rifle On-Demand:** 11:30 AM - 5:30 PM

Option 1: Using the App

1. **Open the App** – Make sure your location is turned on.
2. **Enter Your Destination** – Type in where you want to go.
3. **Select Pickup Location** – Confirm where the driver should pick you up.
4. **Confirm & Request Ride** – Review the details and tap **Request Ride**.
5. **Wait for Your Driver** – The app will show the driver's name, vehicle details, and estimated arrival time.

Option 2: Call to Schedule

📞 **Prefer to call?** Dial **(970) 414-5410** to schedule your ride!

🚌 Fixed Route Bus

PATS also runs a fixed route bus, Monday through Friday, connecting **Battlement Mesa, Parachute, and Rifle**.

Daily Schedule

🕔 **Morning Service:** 5:30 AM - 11:30 AM
🌙 **Evening Service:** 6:00 PM - 10:00 PM

Tracking the Bus & Viewing the Schedule

📍 **See the bus in real time** – During fixed route hours, open the app to track buses live as they move along the route.
🗺️ **View the full timetable** – Tap the **Routes** tab in the app to see the complete bus schedule and all stops.

🌐 Using the App in Spanish

The **Ride PATS** app is automatically in **Spanish** if your phone is set to Spanish.

To change your phone language to Spanish:

📱 **iPhone (iOS)**

1. Open **Settings** → Tap **General**
2. Select **Language & Region**
3. Tap **iPhone Language** → Choose **Español**
4. Tap **Done**, then confirm. Your phone and apps (including Ride PATS) will switch to Spanish.

🤖 **Android**

1. Open **Settings** → Tap **System**
2. Select **Languages & Input** → **Languages**
3. Tap **Add a Language**, then select **Español**
4. Drag **Español** to the top of the list to set it as your default language.

Now your Ride PATS app will display in Spanish! 🎉

✅ Ride Tips & Rules

⏰ **Be Ready on Time** – Drivers cannot wait long at pickup locations.
📅 **On-Demand Rides Must be Booked Through the App** – Walk-ons aren't available for on-demand.
🛑 **Stay Safe & Respectful** – Drivers may refuse service for disruptive behavior.
🚫 **No Unauthorized Stops** – If you need multiple stops, plan separate rides.

📞 Need Help?

For questions, call **(970) 414-5410**.

Enjoy your ride with Ride PATS!

Agenda Item #7.b.

Agenda Item Name:
Update From Confluence Early Childhood Development Special Service District

Presenter:
Kathryn Kuhlenberg

Item Description:
Presentation Item

Recommended Action:
Presentation Only.

Fiscal Impact:
A .25 sales tax rate was approved in the 2025 election by voters in Garfield, Pitkin, and western Eagle Counties to provide support for early childhood development services.

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Confluence Early Childhood Development Special Service District will provide a brief update on their work as they head into their executive director hiring process and move closer to implementation and fund distribution.

More information is available on the District's website: https://confluencedistrict.org/.

Notification Requirements:
No additional notification required.

Prepared By:
Alexis Ramirez, City Clerk

Attachments:
None

Agenda Item #7.c.

Agenda Item Name:
Update on CMC's Teacher Apprenticeship Program

Presenter:
Dr. Liz Qualman

Item Description:

An update on the apprenticeship program and its impact in our community.

Recommended Action:
Presentation Only.

Fiscal Impact:
N/A

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Associate Dean of Education Dr. Liz Qualman will update Council on the successful first year of the Colorado Mountain College's Registered Teacher apprenticeship program with Garfield Re-2 School District.

CMC recently celebrated the graduation of the program’s first apprentice, marking an important milestone in their efforts to build and retain a strong local educator workforce.

Notification Requirements:
N/A

Prepared By:
Alexis Ramirez, City Clerk

Attachments:

1. CMC_Homegrown Solutions_ Teacher Degree Apprenticeship in Rural Colorado

ELEVATE YOUR FUTURE

COLORADO MOUNTAIN COLLEGE

Home Grown Solutions: Teacher Degree Apprenticeship in Rural Colorado

June 2026



Justyne Terry, Wamsley Elementary School

COLORADO MOUNTAIN COLLEGE

Agenda

- What is Teacher Degree Apprenticeship?
- CMC Storytelling
- Program Design
- Celebrations & Awards



What is Teacher Degree Apprenticeship?

The Colorado Teacher Degree Apprenticeship Program (TDAP) is a registered apprenticeship pathway that enables paraprofessionals, school staff, and high school students to become licensed teachers through paid employment, college coursework, mentorship, and competency-based learning. The model addresses teacher shortages by expanding access to the profession while strengthening local educator workforce pipelines in partnership with school districts, higher education institutions, and workforce agencies.



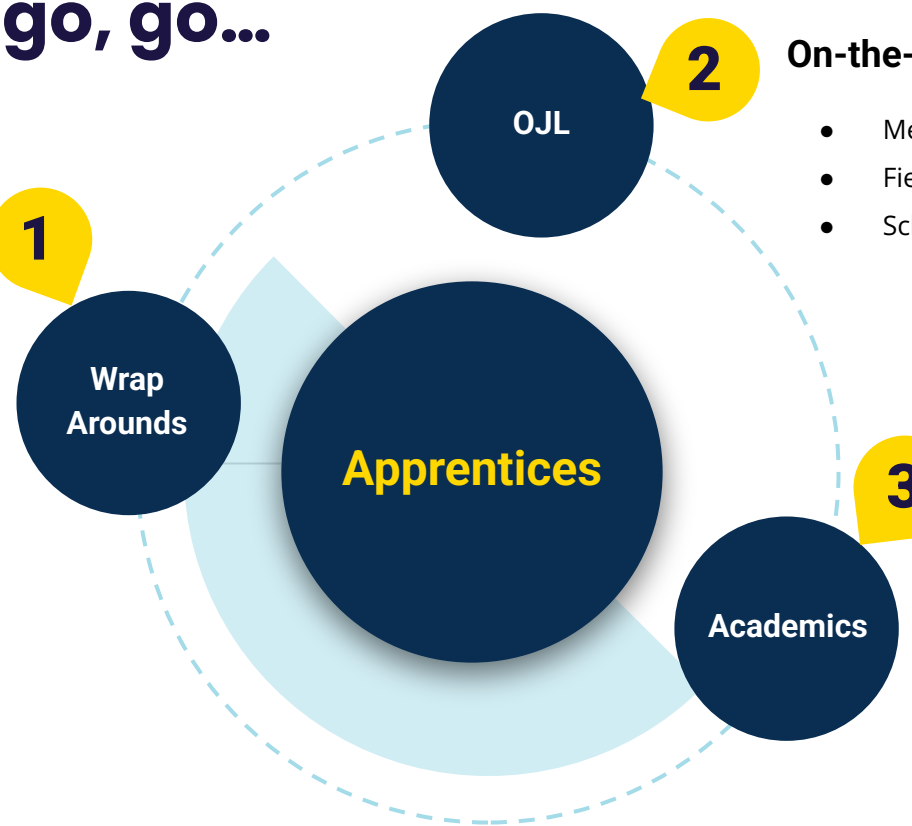


Layers of care & support that make this a go, go…

Wrap-Around Supports

1

- Financial Aid
- CMC Foundation
- Holistic Advising
- Counseling
- Accessibility and ADA Compliance
- IT and Library Support



On-the-Job Support

2

- Mentor Teacher
- Field Supervisor
- School Administrator

Academic Support

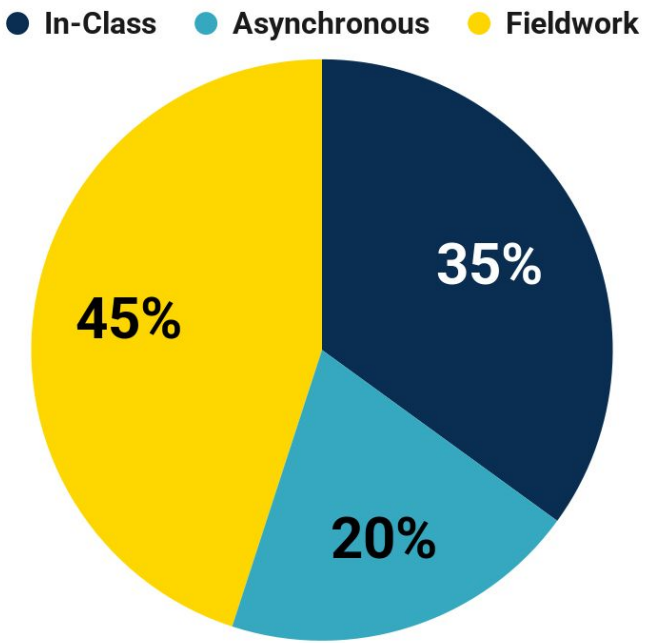
3

- Engaged Faculty
- Relevant Coursework
- Academic Tutoring
- Assessment Support
- CPL Pathways

Accessible Course Design

Bisynchronous Course Design

- Competency-Based Instruction
- Performance Tasks for On-the-Job Learning (OJL)
- Courses follow a hybrid model, incorporating 35% remote synchronous meeting times, 20% asynchronous assignments, and 45% work-based learning applications for OJL.
- This structure provides a balanced approach to learning, combining live interaction, independent study, and hands-on or on-the-job experience.



Retention, Persistence, & Performance

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Strong Retention & Persistence Indicators

- **Cohort 1** (AY 2024–25):
  - **54** apprentices enrolled
  - **46** persisting into AY 2025–26
- Year-over-year persistence: **~85%**
- **Cohort 2** (AY 2025–26):
  - 33 apprentices enrolled
  - 33 persisting into spring 2026: **~100%**
- **Total** active apprentices across cohorts**: 79**
- **First completers**: May 2026 **–**
- Actively **Recruiting** Cohort 3



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Retention, Persistence, & Performance

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🎓 Academic Performance (25/FA Post-Census)

Population	Pass Rate	Persistence Rate	Avg Credit Load (25/FA → 26/SP)
Teacher Apprenticeship 8-week Courses	**95%**	**91%**	**11.6 → 11.3**
All CMC EDU Department Courses	96%	83%	9.3 → 9.7
All CMC Courses	90%	64%	7.4 → 8.1

Full Time Students

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COLORADO MOUNTAIN COLLEGE

First Completer in Colorado

Justyne Terry, Garfield Re-2, Wamsley



Award Winning Program

- *Outstanding Partner Award, 2024*
- *Proud Partner Award, 2025*
- *Equity in Education Award*, 2025
- Outstanding Apprentice Award, 2026

Expanding to additional school districts and launching **high school pre-apprenticeships** - Coming Soon to **Rifle High School,** Fall 2026

COLORADO MOUNTAIN COLLEGE

Key Shift

Concurrent Enrollment is not enrichment.

👉 **It is workforce infrastructure.**

If we wait until college,
we are already too late.



Early Stackable Credential Models

ELEVATE YOUR FUTURE

The First Certificate

12 College Credits

- EDU 2211 Intro to Education
- EDU 2341 Multicultural Education
- EDU 2351 Multilingual Learners
- EDU 2611 Teaching, Learning, and Technology

Embedded Design

- Classroom-based field experience
- Career-connected learning
- AI literacy & digital citizenship
- Early identity development as educators

Flexibility Makes a Difference

- 8-week OR 15-week formats
- English AND Spanish delivery
- Works in small or large districts
- Exploration OR pre-apprenticeship
- Stacks into AA → BA → Apprenticeship

👉 Built to **adapt to context**, not force compliance

COLORADO MOUNTAIN COLLEGE

Expanding Access

Dr. Miguel Salinas

- Developed CE courses in Spanish
- Expanded access for multilingual learners
- Increased enrollment by **25%**, especially among Latinx students

At CMC:

- Built CE courses taught in Spanish
- Strengthening **grow-your-own educator pipelines**



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COLORADO MOUNTAIN COLLEGE

Closing Remarks

The future of education depends on new teachers —

and that future looks like us.

Our graduates:

Lead with courage.
Teach with purpose.
Serve with heart.



Melissa Lopez
Highland Elementary School

ELEVATE YOUR FUTURE

COLORADO MOUNTAIN COLLEGE

Thank You

Agenda Item #7.d.

Agenda Item Name:
City of Rifle Fieldhouse/Activity Center Feasibility Study Presentation

Presenter:
Austin Rickstrew, Parks & Recreation Director
Jordan Lockner

Item Description:
Collab Architecture will present the findings of the feasibility study in person.

Recommended Action:
Presentation Only

Fiscal Impact:
The feasibility study evaluated two conceptual facility options and developed preliminary cost estimates for each scenario:

Option A – Field House without Aquatics: Estimated project cost of $30.2 million
Option B – Field House with Aquatics: Estimated project cost of $46.6 million

These estimates include construction costs, furniture, fixtures, and equipment (FF&E), as well as associated soft costs such as architectural and engineering services, permitting, project management, contingencies, and other project-related expenses. The estimates are intended to provide a planning-level understanding of the potential financial investment required for each option and will be refined further should the project advance into future design phases.
The cost analysis provides the City Council with a clear framework for evaluating project scope, community benefits, program priorities, and available funding opportunities. No funding commitment is requested at this time. The feasibility study findings are intended to support future discussions regarding project phasing, funding strategies, partnerships, and long-term capital planning.

Operational Impact:

Ballard King & Associates developed an independent operations as part of the feasibility study. The plan assumes the City of Rifle will own and operate the facility and is based on industry best practices, local market conditions, current recreation operations, and community needs. The operational projections are intentionally conservative and are intended to provide a realistic estimate of the facility's financial performance. The proposed facility is envisioned as a 57,491-square-foot indoor recreation facility that includes a two-court gymnasium with flexible turf space, fitness areas, meeting and studio rooms, locker rooms, an indoor playground, an indoor walking/jogging track, an indoor pool, administrative offices, and supporting amenities. The facility would operate seven days per week with extended weekday hours to maximize community access.

The operations plan assumes the City would continue to deliver recreation programming while expanding offerings made possible by the new facility. Existing recreation staff would fill several operational roles, supplemented by new full-time and part-time positions necessary for facility operations, aquatics, guest services, maintenance, and programming. Annual staffing costs are estimated at approximately $883,600. The projected annual operating expense for the facility is approximately $1.87 million, including personnel, utilities, maintenance, supplies, custodial services, insurance, technology, and a dedicated $100,000 annual capital replacement fund to support long-term facility maintenance and equipment replacement. Annual revenues are estimated at approximately $1.13 million, generated primarily through memberships, daily admissions, programs, rentals, and ancillary revenue sources. Additional opportunities, such as sponsorships, naming rights, and partnerships, were identified but not included in the revenue projections. Based on these projections, the facility is expected to require an annual operating subsidy of approximately $748,000 in Year 1, with cost recovery improving to approximately 68% by Year 5. The plan projects annual operating deficits ranging from approximately $599,000 to $629,000 during Years 2 through 5, while building a capital reserve fund for future facility improvements and replacements.

Overall, the operations plan concludes that the Rifle Activity Center would provide significant community recreation benefits while requiring ongoing municipal investment to support operations, which is consistent with industry norms for public recreation facilities.

Prior Board Motions:
N/A

Background Information:
The Parks and Recreation Department issued a Request for Proposals (RFP) in spring 2025 seeking qualified consulting firms to conduct a feasibility study for a potential Parks and Recreation Field House. The proposed facility was identified as a priority through the 2024 Parks and Recreation Community Survey, which demonstrated strong demand for year-round access to indoor courts, turf fields, fitness amenities, and flexible community programming space.

The feasibility study was designed to evaluate the viability of a future Field House through a comprehensive analysis of potential locations, conceptual facility designs, construction and operational costs, funding opportunities, and projected economic and community impacts. A significant component of the study includes community and stakeholder engagement to ensure recommendations reflect local needs and priorities.

Since June 2025, City staff and the project team have worked closely with Collab Architecture to complete the study. Project efforts have included data collection and analysis, stakeholder meetings, public outreach activities, facility needs assessments, market and demographic evaluations, conceptual planning, and financial analysis. The completed feasibility study provides a comprehensive assessment of the opportunities, challenges, and potential impacts associated with developing a Parks and Recreation Field House and is intended to guide future City Council decision-making on the project's advancement.

Executive Summary:

The Feasibility Study evaluated the community need, preferred amenities, potential site opportunities, conceptual building designs, and financial feasibility for a future indoor recreation and community facility in Rifle. The purpose of the study is to determine whether a multi-generational recreation center is supported by the community and financially viable for long-term development and operations.

The study included demographic and market analysis, extensive public outreach, conceptual site planning, and operational modeling. Community engagement efforts included public forums, pop-up events, surveys, and interactive outreach activities designed to gather feedback from residents of all ages. A total of 138 survey responses were received, with strong community support expressed for expanded indoor recreation opportunities within Rifle.

Key themes identified through public input included:

- Need for year-round indoor recreation opportunities
- Strong interest in aquatics and swimming facilities
- Demand for court sports, indoor turf, and fitness amenities
- Desire for flexible community and multi-purpose spaces
- Interest in family-oriented and youth-focused features
- Concern that residents currently travel outside the community for indoor recreation services

Based on community feedback and planning analysis, the preferred concept includes:

- Two-court gymnasium
- Indoor turf fieldhouse
- Indoor pool
- Walking/jogging track
- Fitness center
- Exercise studios and classrooms
- Indoor playground and family-oriented spaces

The study also evaluated potential development sites, with the Metro Park location identified as a strong option due to its accessibility, flexibility, and long-term development potential. Conceptual exterior designs were prepared to illustrate a modern, community-centered facility that could serve as a regional recreational destination.

Financial analysis included preliminary capital cost estimates for facilities with and without an indoor pool, as well as projected operational costs, revenues, and subsidy requirements. While operational subsidies would likely be necessary, the study found that the facility would provide substantial community benefits, including access to recreation, health and wellness, youth programming, and an overall improvement in quality of life.

Notification Requirements:
N/A

Prepared By:
Austin Rickstrew, Parks & Recreation Director

Attachments:
1. Rifle_Recreation Council Update_052726
2. Rifle Activity Center Feasibility Study_052926



collab. architecture

RIFLE ACTIVITY CENTER FEASIBILITY STUDY

City Council Presentation June 3, 2026

Rifle COLORADO

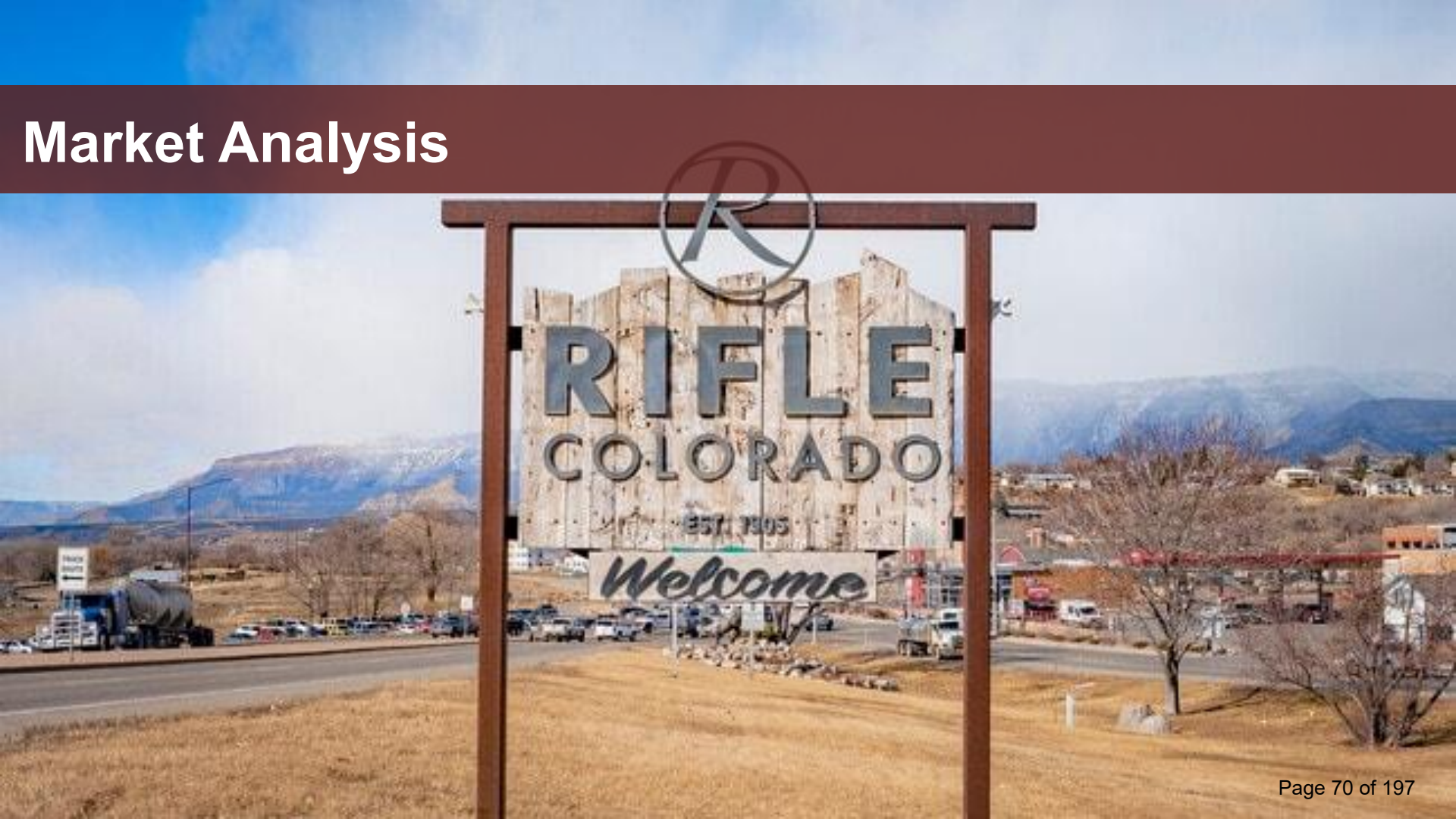


AGENDA

1. Market Analysis
2. Public Feedback
3. Site Selection & Planning
4. Building Concepts
5. Exterior Design
6. Cost Summary
7. Operations and Revenue Analysis

collab. architecture

Market Analysis



Demographics

Key Facts

Rifle City, CO
Geography: Place

KEY FACTS

10,702
Population

33.8
Median Age

2.9
Average Household Size

$86,534
Median Household Income

EDUCATION

10.8%
No High School Diploma

35.4%
High School Graduate

32.7%
Some College/ Associate's Degree

21.1%
Bachelor's/Grad/ Prof Degree

BUSINESS

576
Total Businesses

6,119
Total Employees

EMPLOYMENT

51.3%
White Collar

29.5%
Blue Collar

19.3%
Services

2.1%
Unemployment Rate

INCOME

$86,534
Median Household Income

$34,967
Per Capita Income

$169,897
Median Net Worth

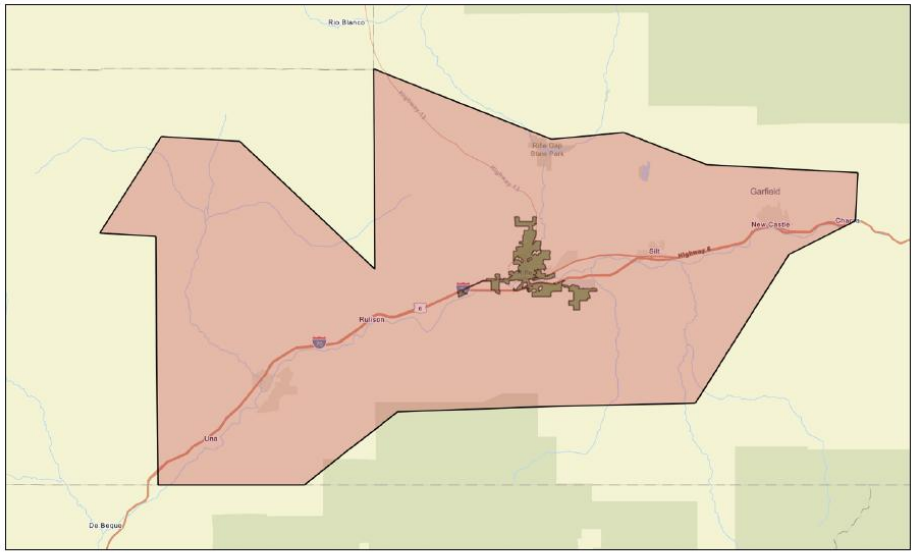
2025 Households by income (Esri)
The largest group: $100,000 - $149,999 (26.4%)
The smallest group: $25,000 - $34,999 (3.4%)

Indicator ▲	Value	Diff
<$15,000	6.5%	+0.5%
$15,000 - $24,999	4.4%	-0.7%
$25,000 - $34,999	3.4%	+0.1%
$35,000 - $49,999	9.7%	+2.1%
$50,000 - $74,999	17.3%	+2.3%
$75,000 - $99,999	16.1%	+0.8%
$100,000 - $149,999	26.4%	+3.0%
$150,000 - $199,999	9.2%	-2.2%
$200,000+	6.9%	-5.9%

Bars show deviation from Garfield Co...

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

Service Area



- Immediate Service Area (City of Rifle, CO) – Green Shaded Area
- Primary Service Area – Red Shaded Area

Demographic Characteristics

Strong Family and Youth Presence - A higher-than-average percentage of households with children supports demand for youth programming, family-oriented spaces, and multi-generational amenities.

Cost Sensitivity and Affordability Considerations - Household spending and income levels suggest that pricing, membership structures, and operational models will need to be carefully balanced to ensure accessibility while maintaining financial sustainability.

Regional Draw but Limited Population Base While the combined service area expands the potential user base, overall population levels fall below typical thresholds for fully self-sustaining indoor facilities, indicating the likely need for subsidy, phased implementation, or both.

Broad Participation Potential Across Age Groups - Demographic trends support strong participation from both younger populations and older adults, reinforcing the need for diverse programming that accommodates a wide range of users.

Influence of Alternative Providers - Schools, private organizations, and nearby communities already provide some recreation opportunities, which will impact demand, programming, and positioning of a new facility.

Alignment with Community Priorities - Market data reinforces community input gathered through engagement efforts, particularly around the need for indoor recreation and flexible multi-use spaces, and the desire for indoor aquatics to complement the existing outdoor aquatics offered by the City.

KEY CHARACTERISTICS

Ballard*King analyzes seven key demographic characteristics that serve as primary indicators of future recreation trends and participation. The table below summarizes these characteristics for the Immediate and Primary Service Areas.



Population: The Immediate and Primary Service Areas, with populations of approximately 10,702 and 34,414, both fall short of the 50,000 residents typically needed to sustain an indoor activity center without subsidy. Ensuring the center remains sustainable and accessible will require thoughtful attention to pricing structures and fees, as well as other considerations. Hispanic residents make up approximately 30–40% of the population in both service areas, with an additional 15–20% of residents identifying outside of the listed race categories.



Median Age: The median age nationally is approximately 39 and the median age in both the Immediate Service Area (33) and within the Primary Service Area (35) is lower than the state (38) and National level (39). A lower median age points to young families with children, which are significant participants in parks and recreational programs, facilities and services and can be of benefit to the project.



Households with Children: Both the Immediate and the Primary Service Areas have a significantly higher percentage of households with children (40%-43%) than both the state and national average of about 30%, which again is of benefit to the project. Families with children are typically primary users of recreation programs, facilities and services.



Median Household Income: The Immediate and Primary Service Areas have a lower median household income ($86,500-87,000) than the state of Colorado ($98,625), although higher than the national average ($81,264). Income level is important when it comes to funding and fees for recreation programs and facilities, and subsequently budgetary cost recovery philosophies.



Housing and Household Budget Expenditures: In both the Immediate and the Primary Service Areas, the Spending Potential Index is lower than both the state and national average, which suggests that most residents will be very aware of costs and price points, may have fewer financial resources, and spend more cautiously on recreation services as a result.

Public Feedback



Outreach Activities





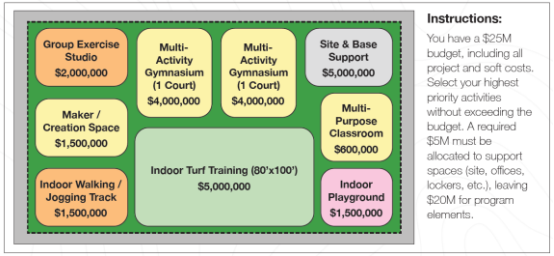


Pop-up Events
Hometown Holiday
Third Thursday









Public Forum
Build-a-Center
Postcards from the Future

Public Survey



Survey received 138 participants

Insight into activity priorities

Concern over driving to nearby communities for many recreational activities

Community Priorities

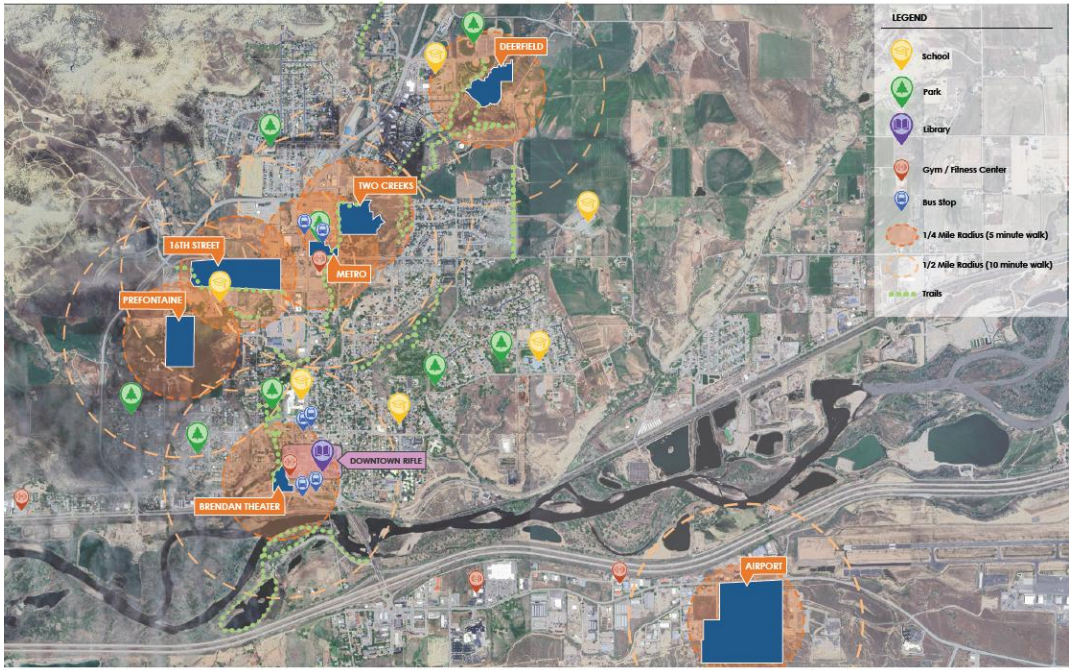
Key Themes

- Strong need for indoor recreation opportunities to support year-round use and address seasonal limitations of existing outdoor amenities
- Interest in core amenities such as court sports, aquatics, and fitness spaces, including both hard court and indoor turf programming
- Desire for a stand-alone, multi-generational facility that serves users of all ages
- Priority for inclusion of an indoor aquatic component
- Need for flexible spaces such as multi-purpose rooms for classes, events, and community use
- Desire for family-friendly and youth-focused features, including an indoor playground
- Recognition that many residents currently travel outside the community for indoor recreation

Site Planning



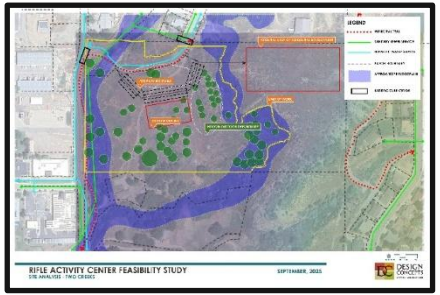
Site Selection

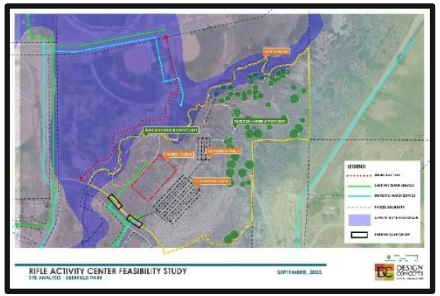


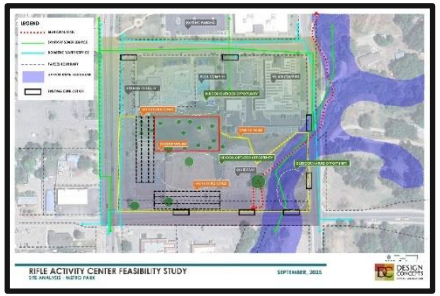
CRITERIA	METRO PARK	TWO CREEKS	DEERFIELD PARK	BRENDAN THEATER	16TH ST.	LANDSLIDE	AIRPORT
SIZE	4.3 ACRES	20 ACRES	4 ACRES	5.75 ACRES	29 ACRES	63 ACRES	65 ACRES
ADJACENT PROPERTY							
DISTANCE FROM DOWNTOWN (RAILROAD/3RD)	0 MILES	1.1 MILES	1.9 MILES	.12 MILES	.85 MILES	.85 MILES	2 MILES
DISTANCE FROM PUBLIC TRANSIT	0 MILES	.18 MILES	1.23 MILES	.13 MILES	.25 MILES	.85 MILES	1 MILE
PROPERTY OWNERSHIP STATUS	CITY OWNED	PRIVATELY OWNED	CITY OWNED	CITY OWNED	PRIVATELY OWNED	PRIVATELY OWNED	PRIVATELY OWNED
TOPOGRAPHY							
FLOODPLAIN	MINIMAL	YES	MINIMAL	MINIMAL	YES	NO	NO
UTILITIES	WATER SEWER STORM	WATER SEWER	WATER SEWER MINIMAL STORM	WATER SEWER STORM	WATER	WATER	WATER SEWER
EXPANSION SPACE	NO	YES	YES	NO	YES	YES	YES

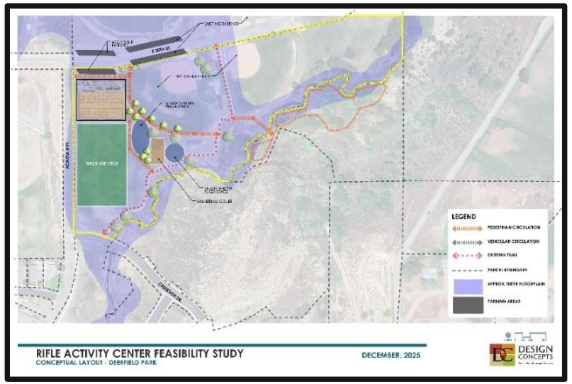
RIFLE FIELDHOUSE FEASIBILITY STUDY
INITIAL SITE MATRIX
LEGEND
JULY 8, 2025

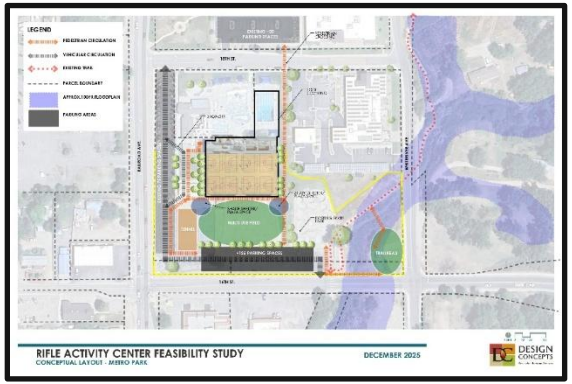
Site Selection Cont.

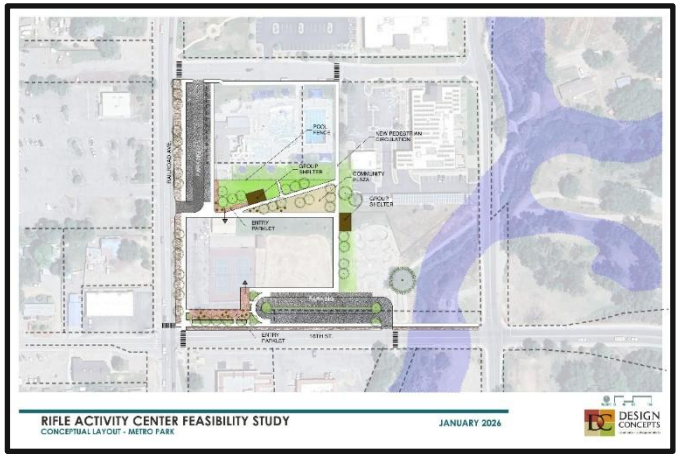




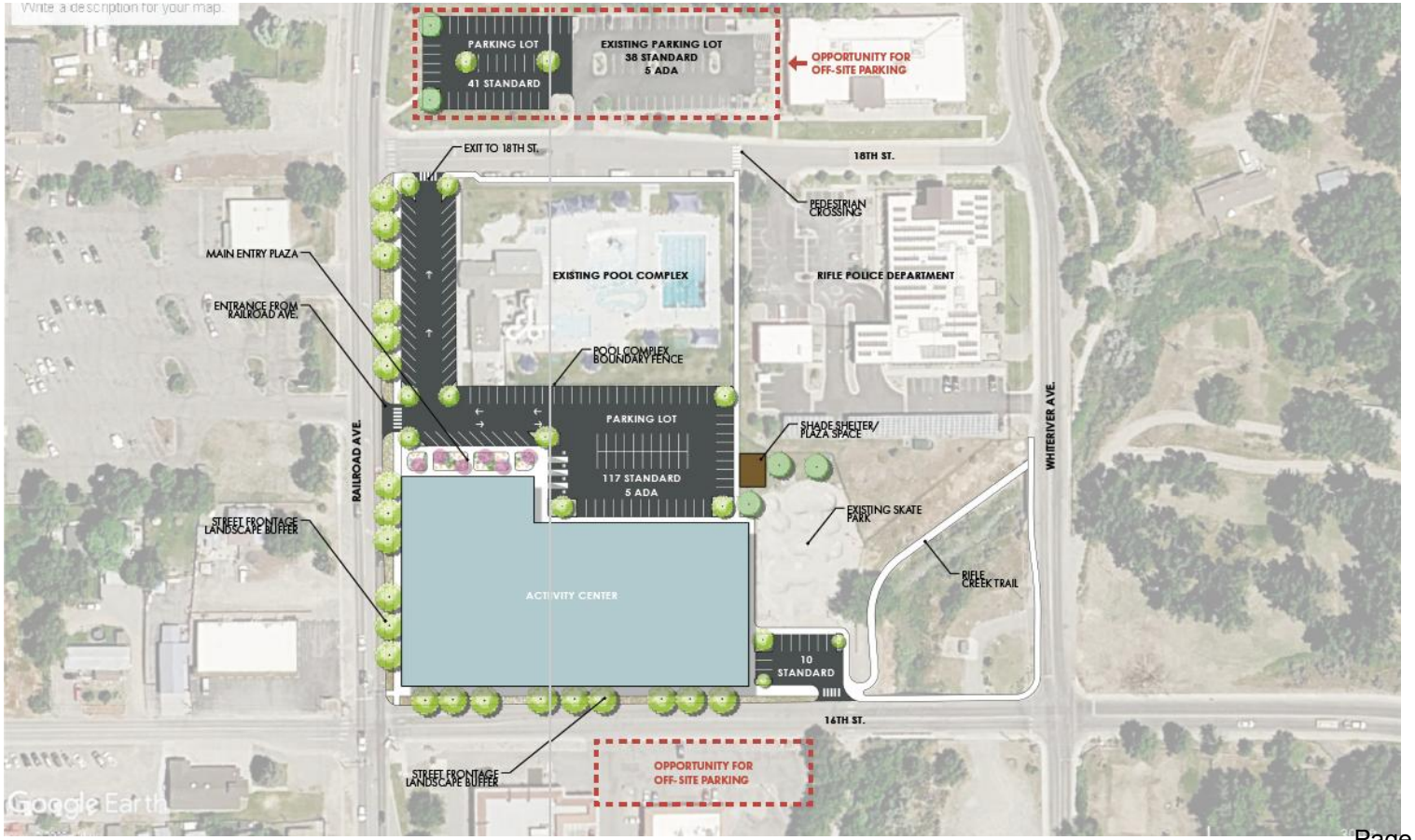




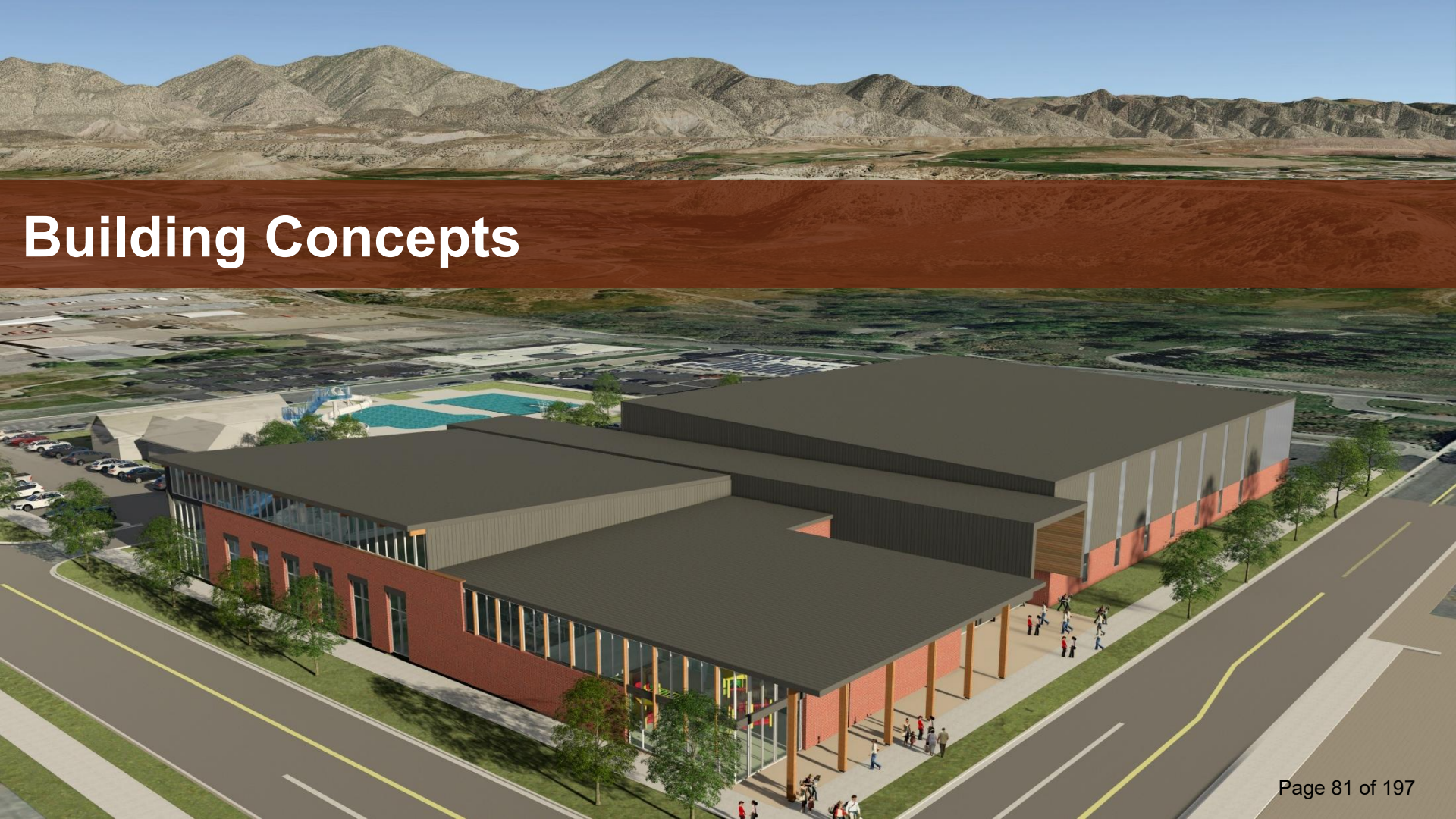




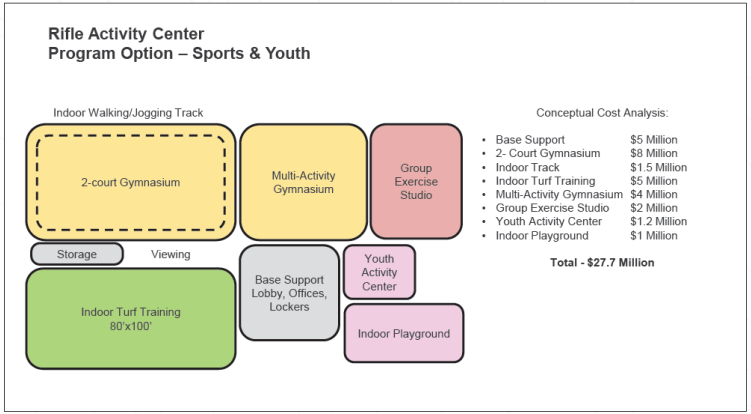
Metro Park Site Plan

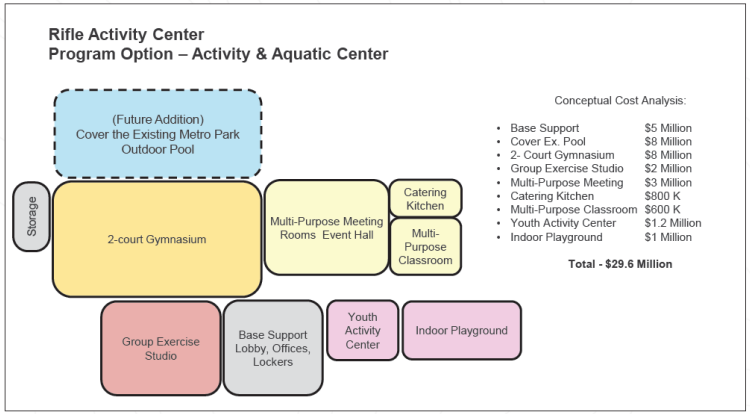


Building Concepts



Program Options







Consensus Concept Plan



Walking/Jogging Track



Indoor Turf



2-court Gymnasium



Indoor Pool



Classrooms/ Exercise Studio



Fitness Center



Indoor Playground

Two-Court Indoor Gym



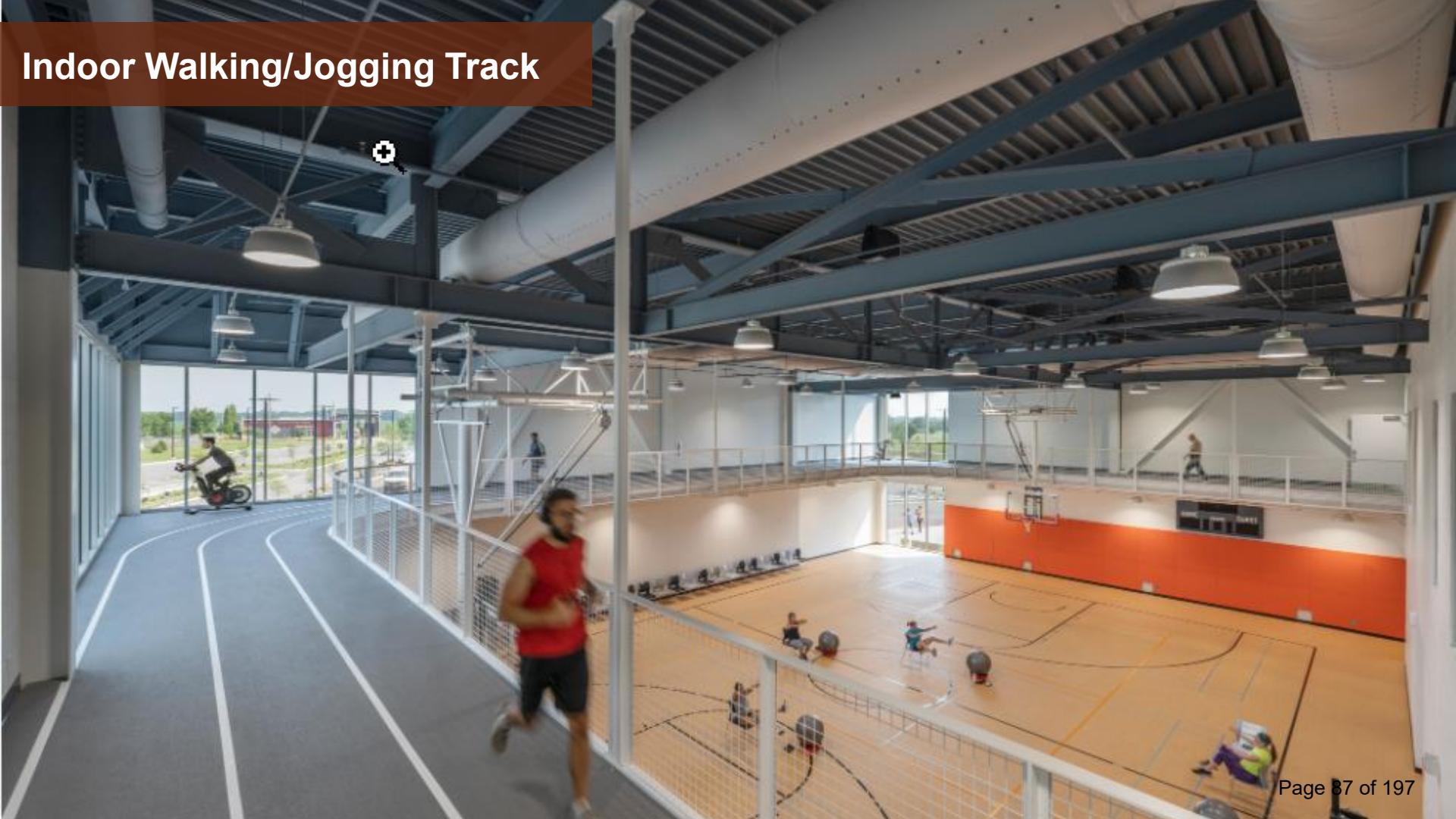
Indoor Turf Fieldhouse



Fitness Center



Indoor Walking/Jogging Track



Group Exercise Studio



Classroom



Indoor Playground



Indoor Pool



Exterior Design









Cost Summary



Cost Evaluation

Cost Analysis – Activity Center without Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Estimated Construction Cost	**$23,596,200.00**
Estimated Non-Construction Costs (28%)	$6,606,936.00
Total Project Estimated Cost	**$30,203,136.00**

Cost Evaluation – With Indoor Pool

Cost Analysis – Activity Center with Indoor Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Indoor Aquatic Center	$12,820,000.00
Estimated Construction Cost	**$36,415,700.00**
Estimated Non-Construction Costs (28%)	$10,196,536.00
Total Project Estimated Cost	**$46,612,096.00**

Operation & Revenue Analysis



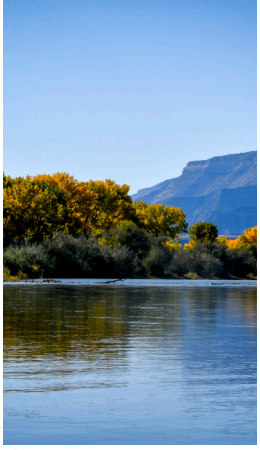
Operations & Revenue Projections

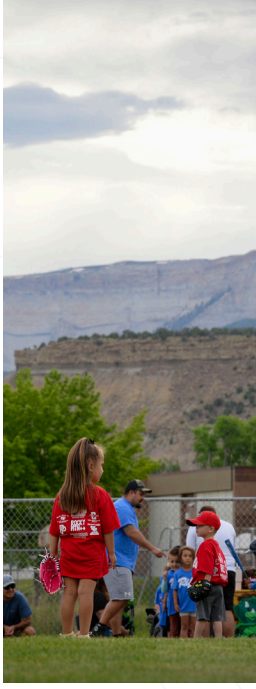
Projected Operational Cost, Revenue and Recovery (Subsidy)

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	1,874,359	1,804,746	1,858,888	1,914,655	1,972,095
Revenue	1,126,539	1,205,396	1,265,666	1,303,636	1,342,745
	($747,820)	($599,350)	($593,222)	($611,019)	($629,350)
Cost Recovery % inc. CIP	60.1%	66.8%	68.1%	68.1%	68.1%
Capital (cumulative)	$100,000	$200,000	$300,000	$400,000	$500,000

Based on Program including Indoor Pool

Rifle
COLORADO
PARKS & RECREATION

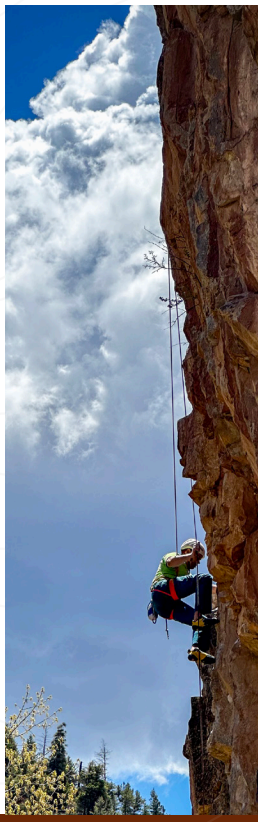












City of Rifle Activity Center Feasibility Study

Produced by Collab Architecture

March 2026

collab. architecture



“The vision of the City of Rifle is to cultivate a resilient community, preserving our hometown values while fostering economic diversity and responsible growth.”

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Executive Summary

Purpose

The City of Rifle Activity Center Feasibility Study evaluates the need, scale, and feasibility of a new indoor recreation facility to support year-round programs, community gathering, and overall quality of life. Rooted in a strong outdoor culture and a connected community, Rifle has long valued recreation as a part of daily life. While the City offers a robust network of parks and outdoor amenities, indoor recreation opportunities are limited, constrained by shared facilities and seasonal use. As a result, many residents travel to nearby communities to access recreation facilities and programs.

Through stakeholder engagement, community outreach, market analysis, and site evaluation, this study establishes a clear understanding of community priorities and provides a framework for a facility that aligns with Rifle's needs and long-term vision.

Findings

Engagement and analysis confirmed that many of Rifle's existing recreation programs operate within shared or limited spaces, including school facilities and outdoor fields, creating scheduling conflicts and restricting program growth. Several youth and adult programs, including basketball, volleyball, and other indoor activities, are currently unable to expand or are waitlisted due to a lack of dedicated indoor space.

Community input consistently identified a need for year-round indoor recreation, with a strong emphasis on youth-focused programming and multi-use spaces that can support a variety of activities. The prevalence of young families in the community further reinforces the demand for flexible, indoor facilities that support daily use, not just seasonal programming.



Site analysis evaluated multiple locations across Rifle, including Metro Park, Deerfield Park, the Airport site, and Two Creeks. Through comparative analysis of access, adjacencies, and integration with existing amenities, Metro Park emerged as the most viable option to support the proposed facility and its long-term success.

Market analysis also highlighted the importance of aligning the facility with local economic conditions. With a smaller service population and cost-sensitive households, the recommended approach emphasizes a right-sized, efficient facility that prioritizes high-demand program elements while maintaining long-term financial sustainability.



Recommended Concept

The recommended concept reflects a balanced mix of recreation, fitness, and community-focused spaces designed to support a wide range of users. The program includes indoor courts, turf space, fitness areas, multi-use studios, a walking track, youth activity spaces, and support areas, with an optional aquatic component evaluated.

The facility is organized to support efficient circulation, flexible use, and long-term adaptability, creating a community-centered space that responds directly to identified needs.

Cost Evaluation

Two program scenarios were evaluated to understand project cost and impact.

Option A, without aquatics, has an estimated total project cost of approximately $30.2 million.

Option B, with an indoor aquatic component, has an estimated total project cost of approximately $46.6 million.

These estimates include construction and associated soft costs and provide a clear framework for decision-making based on program priorities and available funding.

Concept	Cost
Option A (without Aquatics)	$30.2 M
Option B (with Aquatics)	$46.6 M

Acknowledgments

The City of Rifle Board / Council

Design Advisory Group

City Council
Clint Hostettler – Mayor
Karen Robers – Mayro Pro Tem
Chris Bornholdt – Councilor
Alicia Gresley – Councilor
Michael Clancy – Councilor
Jonathan Rice – Councilor
Scott Marsh – Councilor

Parks and Recreation Advisory Board
Annie Macgregor – Chairperson
Aaron Cumming – Vice Chairperson
Ken Blatter – Secretary
John Douglas – Board Member
Kirsten Clancy – Board Member
Betsey Seymour – Board Member
Ari Phillipson – Board Member
Marisa Skajewski – Alternate Board Member

Design Team

Collab Architecture
Design Concepts
Ballard*King & Associates
DFH Consulting

To the City of Rifle Community and Stakeholders - Thank you all for your thoughtful participation, engagement, and input throughout this process.

Introduction

Rifle is a community shaped by resilience, connection, and a deep appreciation for the outdoors. Located along the Colorado River and surrounded by expansive public lands, the city has long embraced recreation as a cornerstone of daily life. From youth sports and community programs to outdoor adventure and gathering spaces, parks and recreation play a central role in supporting the health, wellbeing, and social fabric of the community.

As Rifle continues to grow and evolve, the need for year-round indoor recreation opportunities has become increasingly clear. Residents have expressed a desire for facilities that allow families, youth, and adults to remain active throughout the year while providing spaces for community events, wellness programs, and recreational leagues.

The City's 2024 Parks and Recreation Community Survey reinforced this need. Among all priorities identified by residents, the development of a community recreation facility ranked as the highest. Specific features such as an indoor walking track, multipurpose courts, flexible fitness spaces, and areas that support a wide range of recreational programming were consistently identified as important investments for the community's future.

The Rifle Activity Center Feasibility Study represents an important step in understanding how such a facility could serve the community both today and in the decades ahead. This study evaluates community needs, potential program elements, site considerations, and financial implications associated with developing a new indoor recreation facility.

Metro Park was identified at the outset of this project as a potential location for the future Rifle Activity Center due to its existing role as a community recreation hub. As the study progressed, additional locations throughout Rifle were also evaluated to better understand site opportunities, constraints, accessibility, and long-term development potential. Through this process, the study considers multiple site options alongside community needs, operational considerations, and long-term sustainability to determine how a future facility could best serve Rifle residents.



Through data analysis, stakeholder engagement, and thoughtful planning, this study seeks to define a clear and realistic path forward. The goal is not simply to evaluate a building, but to explore how the Rifle Activity Center can strengthen community connections, support healthy lifestyles, and provide lasting value for the City of Rifle.



Study Process

To ensure the Rifle Activity Center Feasibility Study reflects both community priorities and practical implementation considerations, the project was organized into a series of focused stages. Each stage built upon the previous one, allowing the team to move from listening and discovery to testing ideas and ultimately developing clear, data-informed recommendations.

1. **Discovery** - The work began with a Discovery stage centered on understanding the community, existing recreation assets, and the goals of the City of Rifle. This effort included reviewing prior planning documents, analyzing the 2024 Parks and Recreation Community Survey, conducting stakeholder discussions, and evaluating existing recreation facilities and opportunities within the region. This step helped establish a strong foundation for the study and ensured that the project began with a clear understanding of community priorities
2. **Big Ideas** - Building on this foundation, the study moved into the Big Ideas stage where the team explored potential program elements, facility concepts, and site opportunities that could support the vision for the Rifle Activity Center. Early concepts allowed the team and community stakeholders to test possibilities, consider how different recreational amenities could work together, and evaluate how a new facility could complement Rifle's existing parks and recreation system.
3. **Project Analysis** - The final stage focused on a final Project Analysis. The team refined facility concepts, analyzed potential sites, evaluated operational considerations, and prepared order-of-magnitude cost estimates. This work allowed the study to transition from conceptual ideas to realistic, data-informed options that could support future decision making.

The following sections outline the work completed throughout each stage of the study, including the activities undertaken, key findings, and the outcomes that ultimately informed the final recommendations for the Rifle Activity Center.

01. / Discovery

Discovery

Introduction

The Discovery stage established the foundation for the Rifle Activity Center Feasibility Study. During this stage, the project team focused on understanding the community, the existing parks and recreation system, and the needs of current and future users. The project team emphasized listening, learning, and gathering information that would guide the development of facility concepts and recommendations later in the study.

A range of engagement activities and technical investigations were completed to support this effort. These activities are outlined below. Together, these efforts provided valuable insight into community priorities, operational considerations, and site opportunities. The following sections summarize the activities completed and the outcomes that informed the next stages of the feasibility study.

- **Project Kick-Off Meeting**
- **Site Tours**
- **Stakeholder Engagement**
- **Market Analysis**
- **Community Engagement**



This stage focuses on listening and learning, building a clear understanding of the demographic landscape, site potential, and the community needs that will guide future decisions.

Project Kick-Off Meeting

Summary

The City of Rifle Activity Center Feasibility Study kicked off on July 12 with an in-person meeting involving City staff, Parks and Recreation leadership, the design team, and project stakeholders. The purpose of this meeting was to introduce the project team, review the goals and vision for the study, and establish the framework for the work ahead. The discussion included a review of past recreation planning efforts, an overview of the City's current parks and recreation system, and initial conversations about potential locations that could be considered for a future activity center. The team also reviewed the proposed project schedule, upcoming engagement opportunities, and the overall process that will guide the development of the study.



Site Tours

Summary

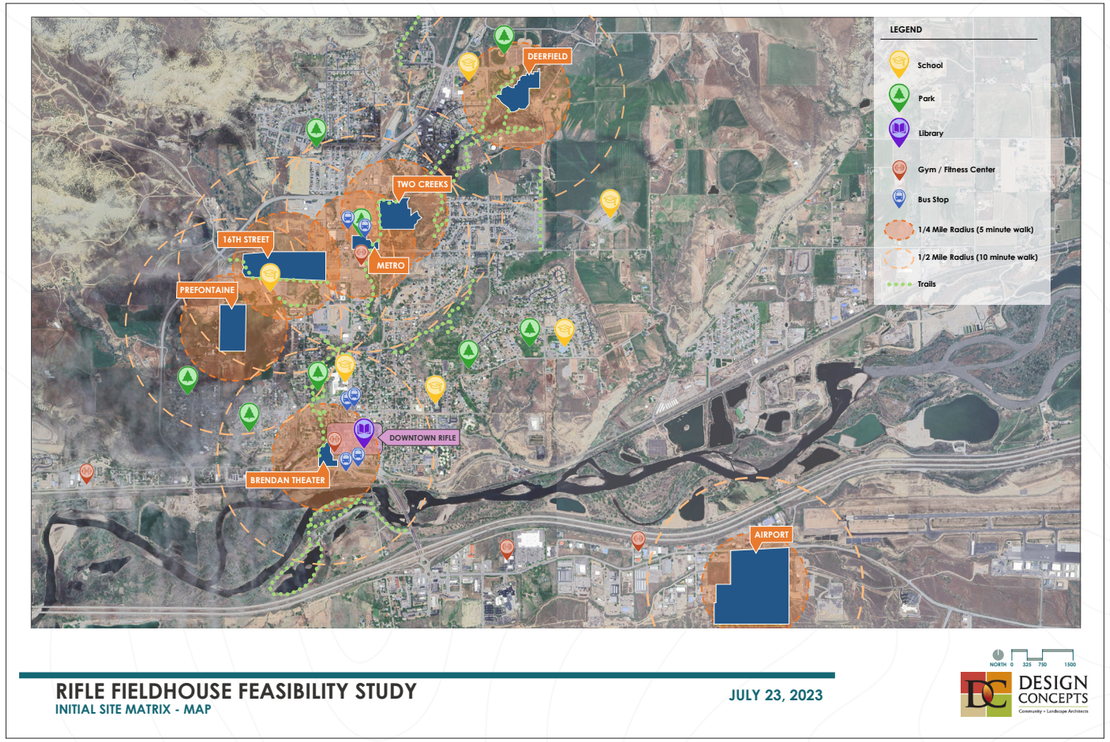
On July 25, the project team conducted site tours and assessments of the potential locations identified during the initial discussions. The goal of these visits was to better understand the existing conditions, opportunities, and constraints associated with each site. In total, the team visited seven potential locations throughout Rifle and evaluated key factors including surrounding adjacencies, available utilities, parking considerations, site topography, and access. These observations provided important context that informed the comparative site analysis completed as part of the feasibility study.

Outcome

Following the site visits, the project team refined and shared a site assessment layout and comparative evaluation matrix with the City for review. This analysis helped organize the observations from each location and provided a consistent framework for comparing opportunities and constraints. Through this process, the initial list of potential locations was narrowed to four sites that were determined to warrant further evaluation in the next stages of the feasibility study. These sites included Metro Park, Two Creek, Deerfield Park, and the Airport.

Please see the appendix for the full site evaluation matrix.

Left: Signage from Metro Park; **Opposite Page:** Map of potential site locations.



Location	Initial Observations
Metro Park	Central location with existing pool; opportunity for year-round aquatics and consolidated recreation operations.
Two Creeks	Large creekside site with trails and vegetation; requires new bridge access and floodplain considerations.
Deerfield Park	Sloped overlook site near athletic complex; expansion limited by soils and land acquisition needs.
Brendan Theater	City-owned downtown site with high visibility, utilities, and existing parking.
16th Street Site	Secluded creekside site with utilities nearby; access improvements and adjacent property concerns.
Prefontaine	Flat site with strong views; high cost and geotechnical concerns due to unstable slopes.
Airport	Potential donated land on south edge of town; large site with utilities and some elevation change.

Stakeholder Engagement

Summary

Stakeholder engagement for the Rifle Activity Center Feasibility Study took place in person on August 11 at City of Rifle City Hall. The engagement included two focused sessions designed to gather insight from recreation providers, community leaders, the Parks and Recreation Advisory Board (PRAB), and City representatives. These sessions helped the project team better understand the current recreation landscape in Rifle, identify gaps in programming and facilities, and gather ideas for how a future activity center could best serve the community.

Stakeholder Interviews - The first session consisted of interviews with local sports organizations, community user groups, and City of Rifle parks and recreation staff. The discussions focused on understanding existing sports programs, current use patterns within Rifle and across the region, team sizes and participation levels, seasonal scheduling considerations, and perspectives on potential needs for the future activity center.

Participants included representatives from Colorado River Valley Little League (CRV), Colorado Mountain United, Rifle United, the City of Rifle Recreation Coordinator for Athletics, the City of Rifle Recreation Manager, and the City of Rifle Parks Supervisor. These conversations helped the team develop a clearer understanding of how recreation facilities are currently used and where opportunities may exist to better support programs and organizations.

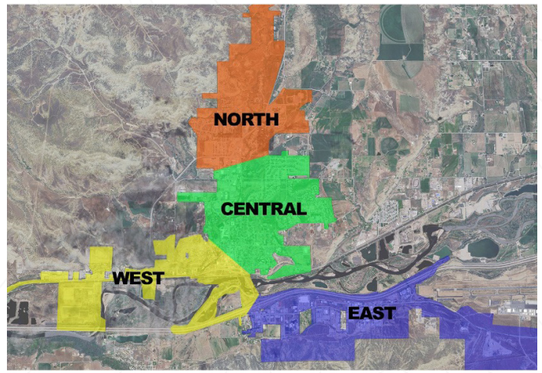
Activity Session - The second session was conducted with the Parks and Recreation Advisory Board (PRAB) and included a broader group of community and City representatives. In total, 28 participants attended, including PRAB members, City Council members, Planning and Zoning Commission members, the City Manager, parks and recreation staff, the City Engineer, and the Community Development Director.

The session included three interactive activities designed to gather feedback and encourage participants to think creatively about the future Rifle Activity Center.

Activities

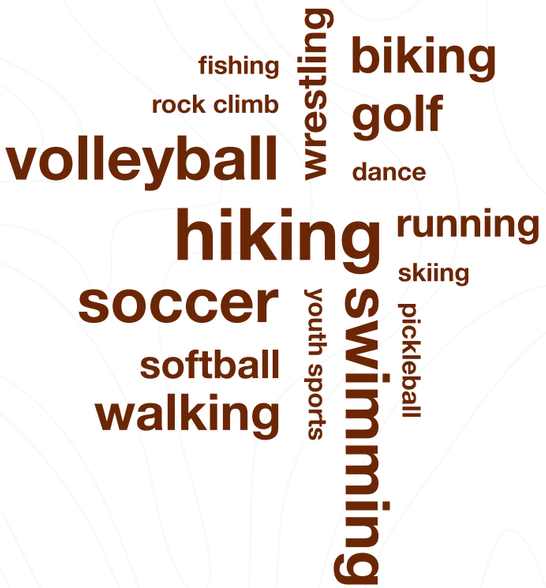
1. The first activity used **Mentimeter**, a digital engagement platform used to collect real-time community input through live polling, ranking exercises, and open-ended feedback during meetings and events, to gather responses to several questions, including:
    - What recreational activities do you currently participate in?
    - What types of activities or programs do you feel are lacking in Rifle?
    - What outdoor activities or amenities should be considered?
    - In one word, what is the most important priority or consideration for the activity center?

Where would you consider the best location for the potential center?



Responses: 4 10 0 1

What recreational activities do you currently participate in?



What types of activities or programs do you feel are lacking in Rifle?



2. The **Build a Center** activity invited participants to prioritize potential spaces and amenities for the future facility. Participants were provided with a placemat outlining a variety of potential program spaces along with associated costs. The hypothetical budget was set at $25,000,000, representing the total project cost including construction and soft costs. Participants were instructed to select their highest priority spaces while remaining within the available budget. A required $5,000,000 allocation was reserved for essential support spaces such as site infrastructure, offices, locker rooms, and operational areas, leaving $20,000,000 available for program spaces. The activity included presentation imagery to illustrate how each potential space could be used within the facility. The buliding blocks included the following spaces:

Sport and Fitness Spaces:

- 2-Court Gymnasium → $8,000,000
- Multi-Activity Gymnasium (1-court) → $4,000,000
- Indoor Walking/Jogging Track → $1,500,000
- Racquetball Courts (2) → $1,000,000
- 4-Court Tournament Gymnasium → $12,000,000
- Indoor Turf Training (80'x100') → $5,000,000
- Fitness Center (Large) → $6,000,000
- Fitness Center (Small) → $3,000,000
- Health/Wellness Suite → $500,000
- Group Exercise Studio (Large) → $2,000,000
- Group Exercise Studio (Small) → $1,500,000

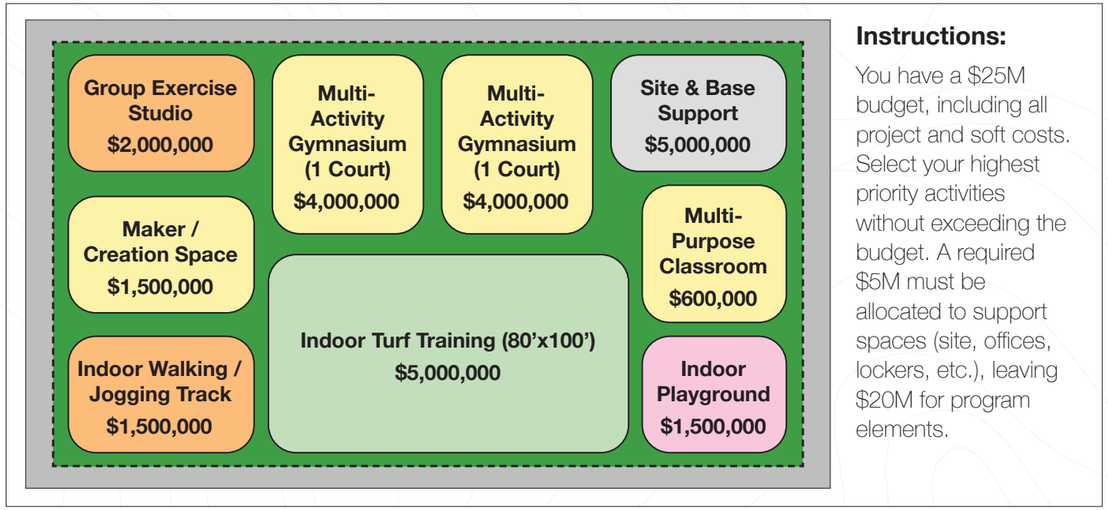
Aquatic Spaces:

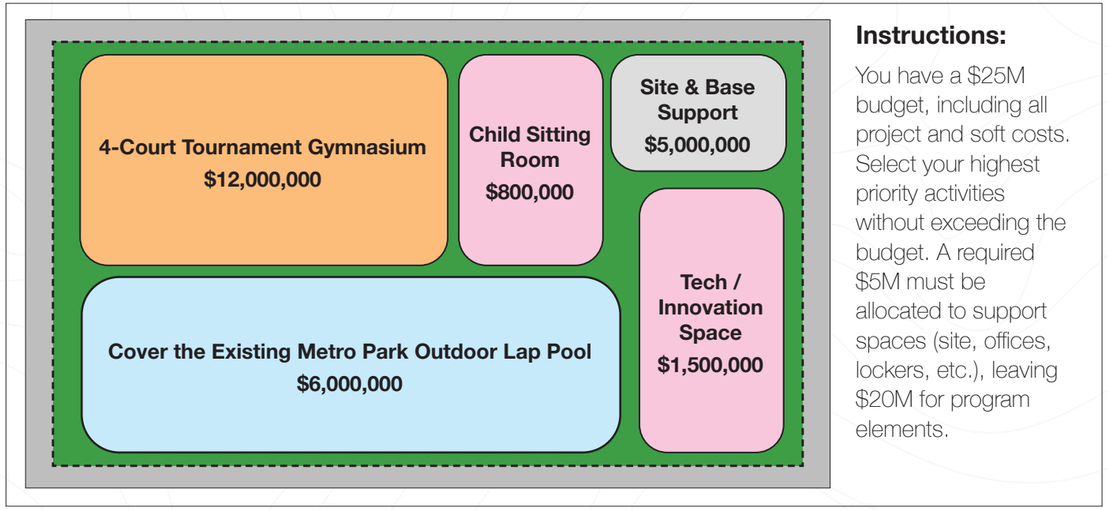
- Indoor 6-Lane 25 yd Lap Pool → $10,000,000
- Indoor Therapy Pool → $4,000,000
- Indoor Program Pool (4 lanes) → $6,000,000
- Indoor Recreational Leisure Pool → $15,000,000
- Outdoor Recreational Leisure Pool → $6,000,000
- Outdoor Sprayground → $1,000,000
- Cover Existing Metro Park Outdoor Pool → $8,000,000

Community and Multi-Gen Spaces:

- Multi-Purpose Meeting Rooms/Event Hall → $3,000,000
- Senior Activity Center → $1,200,000
- Indoor Playground → $1,000,000
- Maker/Creation Space → $1,500,000
- Multi-Purpose Classroom → $600,000
- Catering Kitchen → $800,000
- Café/Lounge → $1,500,000
- Youth Activity Center → $1,000,000
- Technology/Innovation Space → $1,500,000
- Licensed ECL/Preschool → $1,000,000
- Child Sitting Room → $800,000
- Esports Room → $600,000

Build a Center Response Examples





3. The **Postcards from the Future** activity encouraged participants to think about the long-term impact of the Rifle Activity Center. Participants were asked to imagine visiting the facility ten years in the future and to write a postcard to their past self describing what they enjoyed most about the experience. Responses often focused on memorable activities, the quality of the facility, and the ways the center brought the community together.



> **Dear Self,**
>
> **Last weekend I went to an amazing basketball tourney for the grand kids. In between games, we played on the climbing wall, took a walk on the track and the walked over to the lap pool.**

> **I have just visited the Activity Center that you approved to build. I loved the gym space and track. It was a nice way to stay out of the extreme heat and cold. Thank you for the foresight!**

> **Rifle is awesome but really hot! Thank god they have an Activity Center. It had a huge gym with tons of people all playing sports. I wish I could play hockey though. Hope you enjoy Florida.**

> **Had a great time at Rifle's Urban Activity Center. My daughters played in a tournament. My wife and I had a snack and coffee while in between games. We all walked the indoor track together. The girls checked out the youth activity center at the end of the day.**

Outcomes

The stakeholder engagement activities provided valuable insight into community priorities, recreational trends, and expectations for a future Rifle Activity Center. Participants emphasized the importance of creating a facility that supports a wide range of users, including youth, families, seniors, and community organizations. Key themes that emerged included affordability, accessibility, and the ability to serve multiple generations through flexible and adaptable spaces. Participants also expressed interest in a facility that reflects Rifle's community values, supports social connection, and provides year-round recreation opportunities.

Input gathered through the Build-a-Center activity highlighted strong interest in indoor recreation amenities that allow for year-round physical activity. The most frequently prioritized spaces included an indoor walking or jogging track, an indoor turf fieldhouse, multi-activity gymnasium spaces, and indoor play areas for youth. Other desired amenities included spaces that support group fitness, community gatherings, and multipurpose programming.

Survey and engagement results also revealed that many residents currently travel to nearby communities for indoor recreation opportunities, reinforcing the need for additional recreation facilities within Rifle. The outreach process helped confirm that a future activity center should focus on flexible, multi-use spaces that can support a variety of programs and evolving recreation trends over time.



Above: Stakeholder Engagement Session with PRAB.

Market Analysis

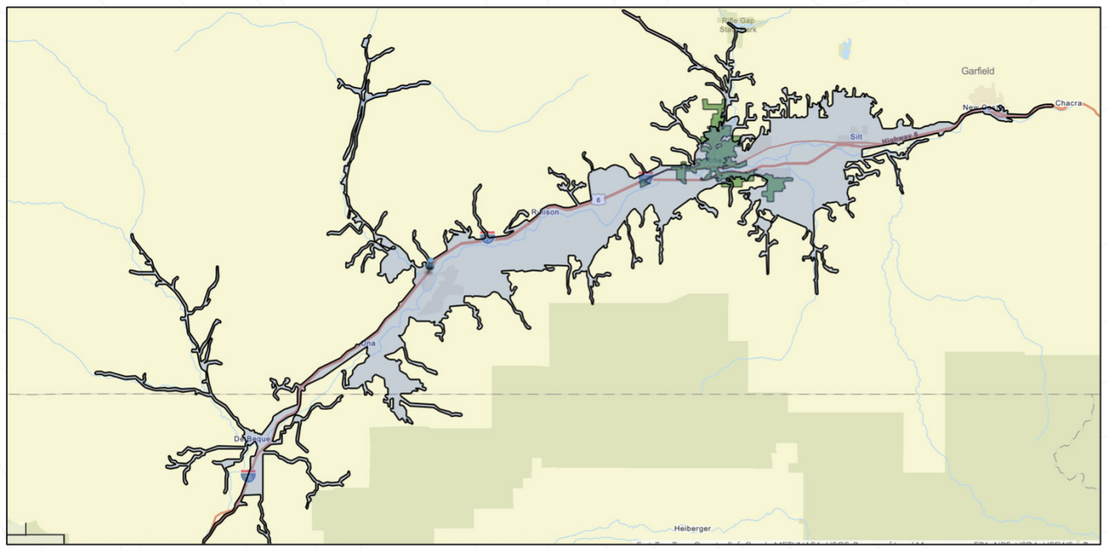
Summary

The Market Analysis provided a data-driven understanding of the Rifle community and its broader service area, helping to establish a realistic foundation for future facility planning. This effort included a comprehensive review of demographic trends, household characteristics, spending patterns, recreation participation, and the influence of alternative providers, drawing from ESRI data, national benchmarks, and local operational input.

The analysis evaluated both the Immediate Service Area (City of Rifle) and the broader Primary Service Area, recognizing that users will travel varying distances depending on facility type, access, and available alternatives. Key demographic indicators highlight a younger population with a high percentage of families and households with children, reinforcing the importance of recreation facilities that support youth, families, and multi-generational use. At the same time, income levels and spending patterns indicate that cost sensitivity will be an important consideration in both facility development and long-term operations.

The following map illustrates the Immediate and Primary Service Areas considered as part of this analysis.

Primary Service Area Map - 30-minute drive time on a weekday at 5:15pm (Blue); Immediate Service Area, City of Rifle (Green)



Outcomes

The Market Analysis helped clarify both the opportunities and constraints that will shape the feasibility and programming of a future activity center:

Strong Family and Youth Presence - A higher-than-average percentage of households with children supports demand for youth programming, family-oriented spaces, and multi-generational amenities.

Cost Sensitivity and Affordability Considerations - Household spending and income levels suggest that pricing, membership structures, and operational models will need to be carefully balanced to ensure accessibility while maintaining financial sustainability.

Regional Draw but Limited Population Base While the combined service area expands the potential user base, overall population levels fall below typical thresholds for fully self-sustaining indoor facilities, indicating the likely need for subsidy, phased implementation, or both.

Broad Participation Potential Across Age Groups - Demographic trends support strong participation from both younger populations and older adults, reinforcing the need for diverse programming that accommodates a wide range of users.

Influence of Alternative Providers - Schools, private organizations, and nearby communities already provide some recreation opportunities, which will impact demand, programming, and positioning of a new facility.

Alignment with Community Priorities - Market data reinforces community input gathered through engagement efforts, particularly around the need for indoor recreation and flexible multi-use spaces, and the desire for indoor aquatics to complement the existing outdoor aquatics offered by the City.



Please see the appendix for the full Market Analysis Report.

Community Engagement

Summary

A community engagement plan was developed in coordination with the City of Rifle to gather input from a broad range of residents, age groups, and recreation interests. The goal of this outreach was to create multiple opportunities for community members to participate in the planning process and share perspectives on recreation needs, priorities, and opportunities for the future Rifle Activity Center.

This initial phase of engagement focused on meeting residents where they were already gathering within the community. By participating in established local events, the project team was able to introduce the study, raise awareness of the potential activity center, and collect early feedback from a diverse group of residents. Input gathered during these events helped inform the next stages of engagement and analysis throughout the feasibility study. The initial community engagement included two in-person outreach events.



Above: Booth at Third Thursday Pop-Up; **Right:** Community members engaging with Pop-Up activities.



Third Thursday Community Pop-Up in Downtown Rifle - The project team participated in the City's Third Thursday event on September 18 to continue engaging residents in an accessible and interactive setting. A variety of activities were offered to gather input, including a ball and bucket exercise that helped participants identify and prioritize recreation amenities and activity spaces. Attendees also explored precedent imagery to share preferences on the overall look and feel of potential spaces, providing insight into the character and experience the community values. QR codes displayed on A-frame boards allowed participants to easily access additional information and provide input digitally. The team also shared details about the upcoming Town Hall meeting and invited participants to complete a "postcard from the future," encouraging them to envision and describe their ideal recreation facility. Together, these activities created multiple avenues for engagement and meaningful community feedback.

Town Hall Community Information Meeting at Ute Theater and Events Center - A Town Hall Community Information Meeting was held on September 25 to provide residents with an overview of the Rifle Activity Center Feasibility Study and to gather additional community input. This engagement session expanded on the activities used during the earlier Parks and Recreation Advisory Board (PRAB) meeting, incorporating both Mentimeter polling and the Build-a-Center exercise to gather feedback from participants.

During the meeting, attendees responded to a series of Mentimeter questions that explored current recreation participation, activities and programs residents feel are lacking in Rifle, and priorities for a future activity center. The Build-a-Center activity was also facilitated using a new format in which participants were randomly assigned to tables and worked collaboratively to prioritize potential facility spaces within a hypothetical project budget. This format encouraged discussion among participants and allowed the project team to observe how different groups balanced recreation priorities, facility needs, and budget considerations. In addition to the engagement activities, the project team also presented initial site considerations that had emerged during the earlier site analysis process. This provided an opportunity for community members to begin thinking about how a future facility could fit within the broader context of Rifle.





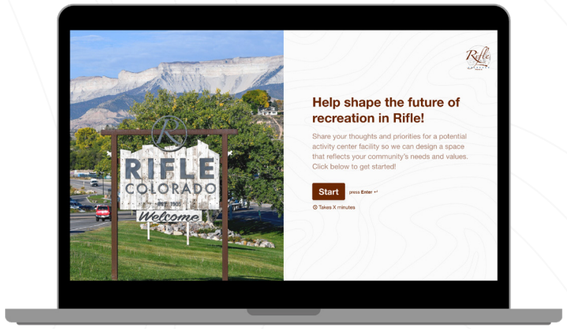
Top: Build a Center activity; **Bottom:** Design team presentation

> **"5 years, holy s***! I just visited this little Western town called Rifle and spent some time at the Community Center there! Wow! Floor to ceiling windows of the beautiful bookcliffs from the pool. Then I went to the creative center where there was a local quilting guild holding classes. I love the covered pool area connected to the main building. They rent out spaces here to small businesses, so I helped support the coffee shop that rents space here." This place is soooo community oriented, I wish I lived here!**

Online Survey - To expand community participation beyond in-person events, the project team provided a QR code at all engagement activities, allowing residents to access an online survey at their convenience. This approach significantly broadened outreach, capturing input from community members who were unable to attend meetings. In total, the survey engaged an additional 138 participants, increasing overall feedback and helping ensure a more representative understanding of community needs.

Survey responses provided valuable insight into priorities for the future activity center, with court sports and gym space, aquatics, and youth activities ranking as the highest priorities. Results also highlighted current travel patterns, with many residents traveling to nearby communities such as Glenwood Springs, Parachute, and Meeker for indoor recreation, while others rely on local facilities or report limited access due to location constraints. The majority of respondents were local to Rifle, reinforcing the importance of investing in accessible, community-focused recreation opportunities.

The online survey extended reach to an additional 138 participants.



Outcomes

These community engagement activities helped introduce the Rifle Activity Center Feasibility Study to the public and provided valuable early feedback on recreation needs, facility priorities, and community expectations. While initial stakeholder engagement primarily included individuals already active in the recreation community, these broader outreach efforts allowed the project team to connect with a wider cross-section of residents who may not typically attend formal public meetings.

Through these events, the team gained a more balanced understanding of community priorities, including strong interest in amenities such as an indoor playground, flexible multi-purpose spaces, and indoor aquatics. The outreach approach allowed for diverse perspectives to be captured and ensured that both active users and the general public were represented in the planning process.

Input collected through these activities helped inform subsequent engagement efforts, including additional surveys, meetings, and analysis conducted later in the study. Findings from these later engagement activities are summarized in the following sections.

Discovery Conclusion

Summary

The Discovery stage established a strong foundation for the remainder of the planning process by gathering input through a variety of engagement methods to ensure a broad and representative cross-section of the community. This approach allowed the team to capture a wide range of perspectives and clearly identify shared priorities that will guide future planning and decision-making.

Key Themes

- Strong need for indoor recreation opportunities to support year-round use and address seasonal limitations of existing outdoor amenities
- Interest in core amenities such as court sports, aquatics, and fitness spaces, including both hard court and indoor turf programming
- Desire for a stand-alone, multi-generational facility that serves users of all ages
- Priority for inclusion of an indoor aquatic component
- Need for flexible spaces such as multi-purpose rooms for classes, events, and community use
- Desire for family-friendly and youth-focused features, including an indoor playground
- Recognition that many residents currently travel outside the community for indoor recreation

Below: Metro Park Pool



02. / Big Ideas

Big Ideas

Introduction

The Big Ideas stage built upon insights from Discovery and focused on translating community input into potential solutions for the Rifle Activity Center. During this stage, the project team refined the programmatic vision for the facility using feedback from stakeholder meetings, community engagement events, and site analysis to guide the development of preliminary concepts. Architectural programming focused on defining space needs, functional requirements, and relationships within the facility, distinct from the recreational programs and activities that may ultimately be offered there. A series of collaborative work sessions and design exercises were conducted to test ideas, evaluate site opportunities, and explore how different recreation elements could be organized within a future facility. These efforts helped translate community priorities into potential facility configurations and program elements. The following sections summarize the activities completed during Big Ideas and the insights that informed the development of preliminary concepts for the Rifle Activity Center. Key activities included the following:

- **Facility Program Development**
- **Site Charrettes**
- **Conceptual Plan Development**
- **Community Engagement**
- **Building Tours**
- **Aquatics Opportunities**



Program Development

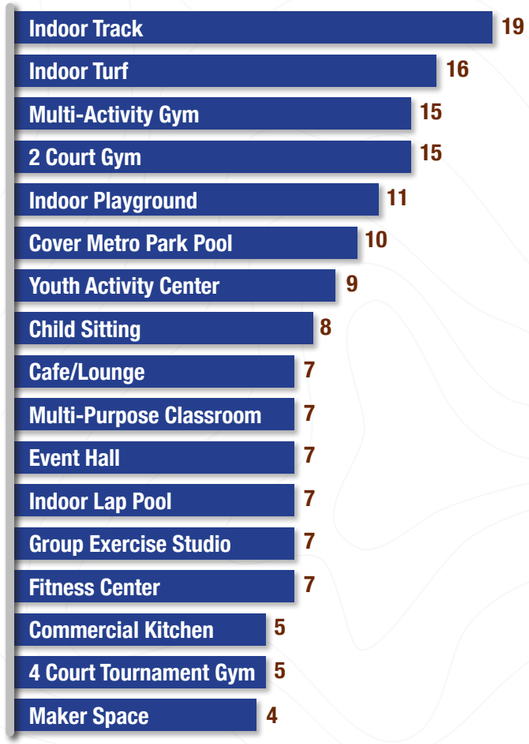
Summary

Building on feedback from previous engagement sessions, the design team facilitated a program visioning exercise with the stakeholder group to further explore potential components of the Rifle Activity Center. This effort focused on identifying community priorities and translating engagement feedback into preliminary program elements that could be incorporated into the facility.

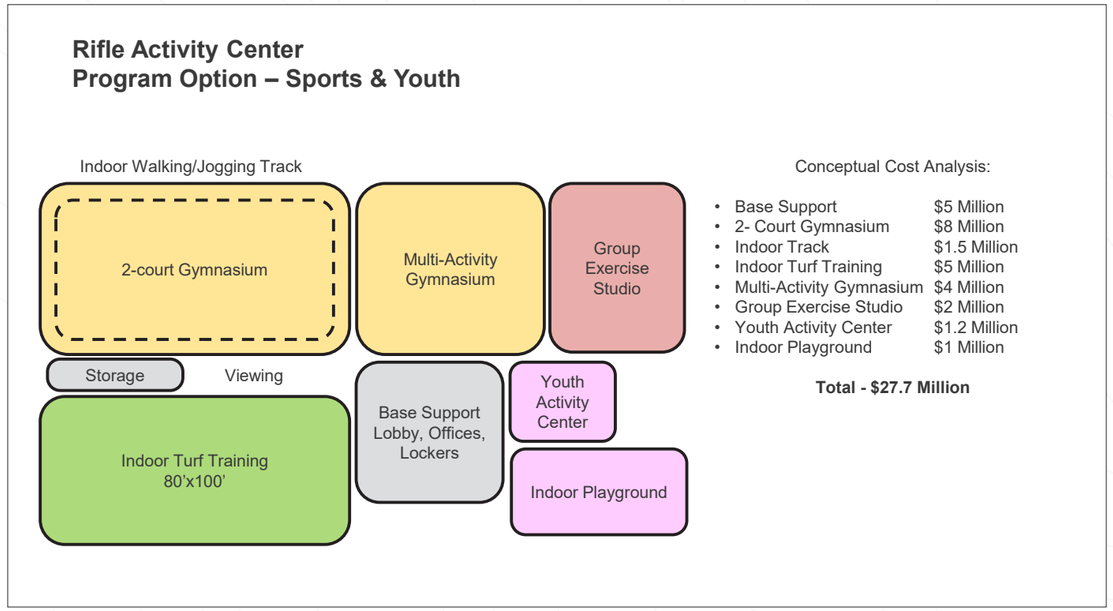
During the exercise, the project team presented a series of conceptual adjacency models illustrating how different recreation spaces and support functions could be organized, exploring program relationships, efficiency, and potential combinations of uses. Preliminary cost considerations were also introduced to help stakeholders understand how different program elements could influence the overall project budget.

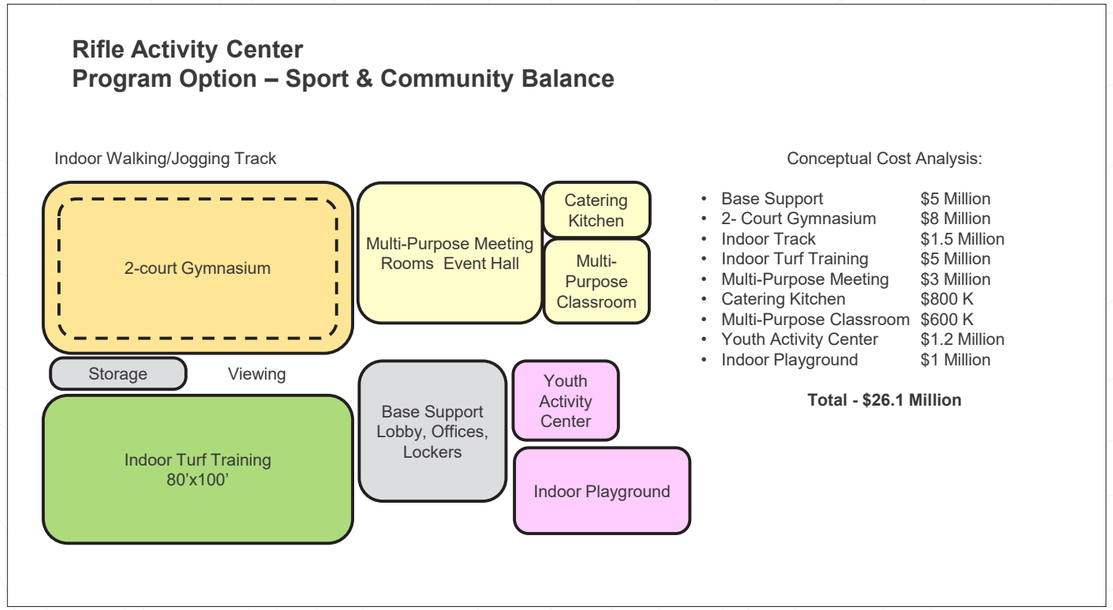
Program development during this stage occurred concurrently with site charrettes, allowing the team to evaluate how program opportunities and limitations varied by location. As a result, certain elements, such as the potential to cover the existing outdoor pool at Metro Park, were identified as site-specific opportunities, while other sites presented limitations in accommodating aquatics within the overall program mix.

The Data We Built Upon: Build A Center Community Priorities

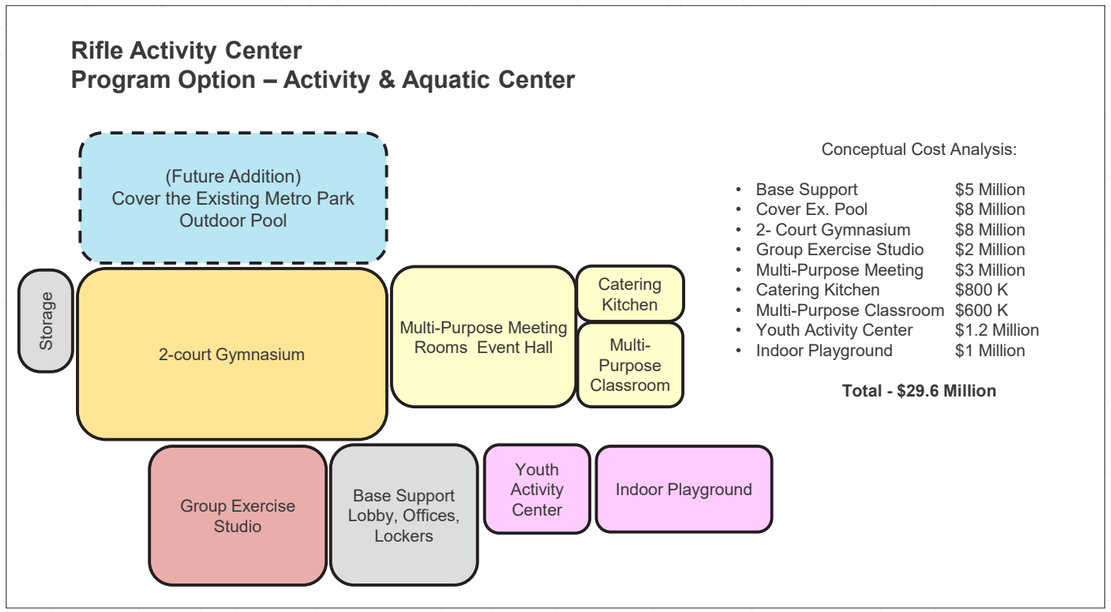


Program Options:





Program Options Continued:



Outcome

This activity helped identify key program needs and priorities while balancing them with site-specific opportunities and constraints, providing a clear framework to evaluate how different program elements could be accommodated across potential locations. Preliminary cost considerations were incorporated to understand the financial implications of various program scenarios, helping align community priorities with realistic budget expectations and supporting informed decision-making in subsequent stages.

Site Charrettes

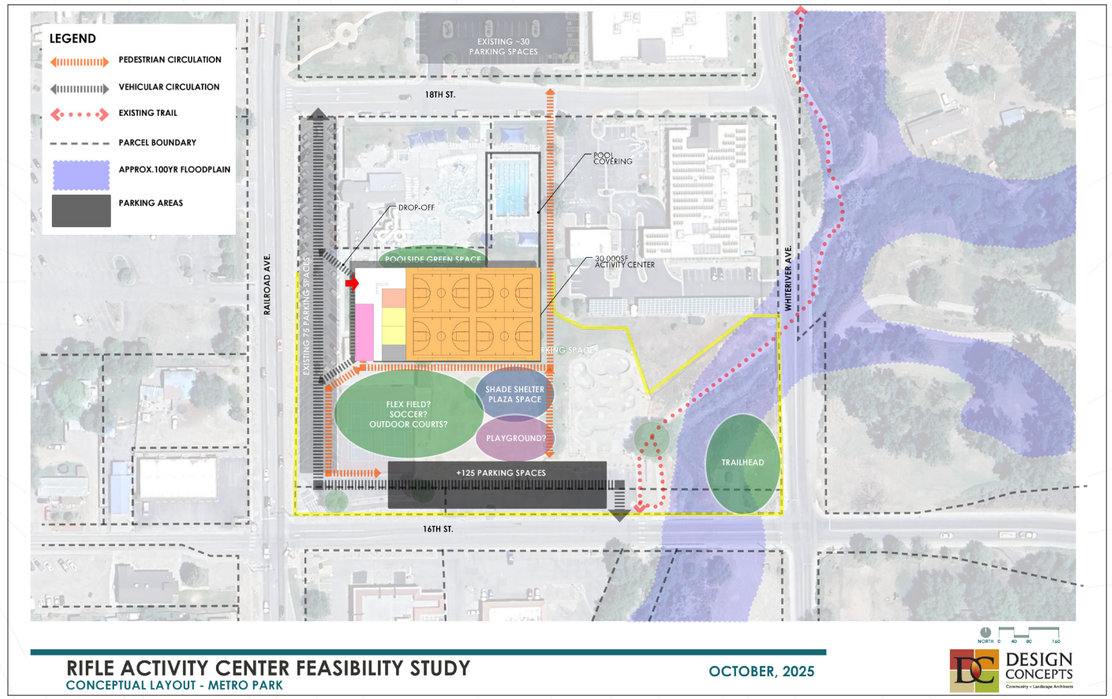
Summary

A series of site charrettes were conducted with the design team and key project stakeholders to further evaluate potential locations for the Rifle Activity Center. Building on site assessments completed during the Discovery effort, the team focused on four sites for deeper analysis: **Metro Park, Deerfield Park, the Airport site,** and **Two Creeks.**

During these sessions, the team explored how the evolving program could be accommodated at each location, using the developing space needs to test fit, layout, and overall site functionality. This included evaluating site planning considerations such as circulation, parking, access, connections to existing parks and trails, and environmental factors including grading and floodplain constraints. Each site was assessed through the lens of both program requirements and site-specific conditions to better understand feasibility and long-term performance.

Please see the appendix for the full conceptual site analysis.

Evolution of Metro Park Site:



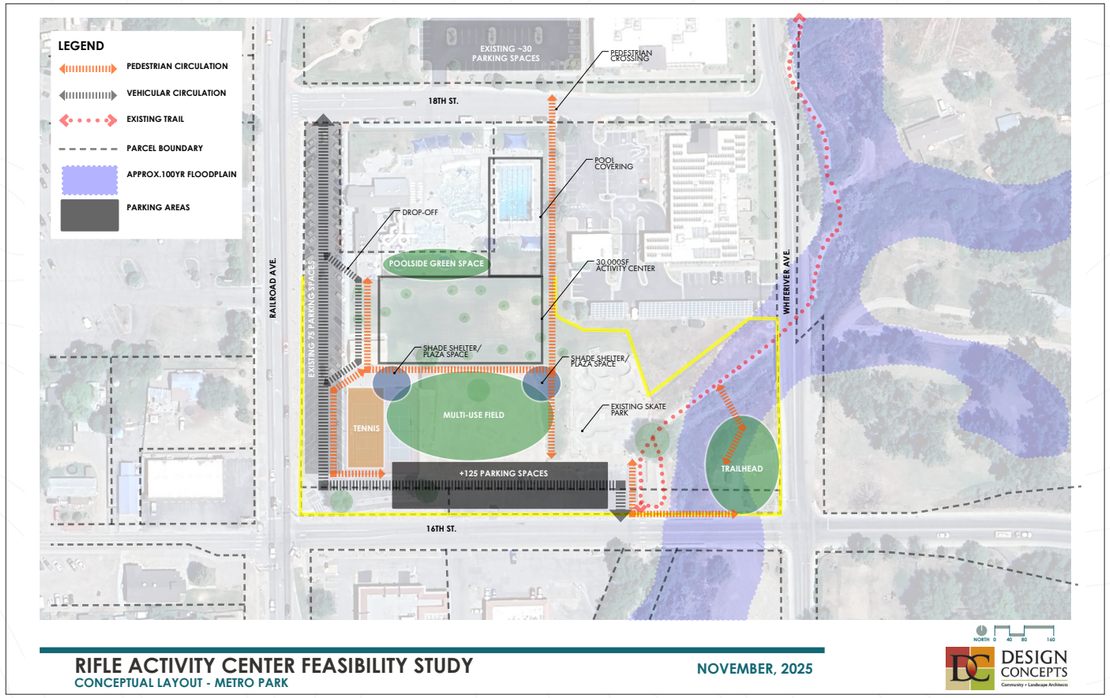
Key Features of Site Concept 1 (Previous)

Site Concept 1 featured an athletic field with adjacent outdoor court space, along with a new outdoor playground area located south of the activity center. The concept emphasized a strong indoor-outdoor relationship with the court space integrated into the building, complemented by poolside green space for picnics and shade shelters. Additional features included outdoor lap pool covering, a robust drop-off sequence serving both the activity center and existing pool, new parking located south of the activity center, and a trailhead experience at the intersection of Whiteriver and 16th. Pedestrian connections to Governors Creek Trail and a future bus stop were also incorporated.

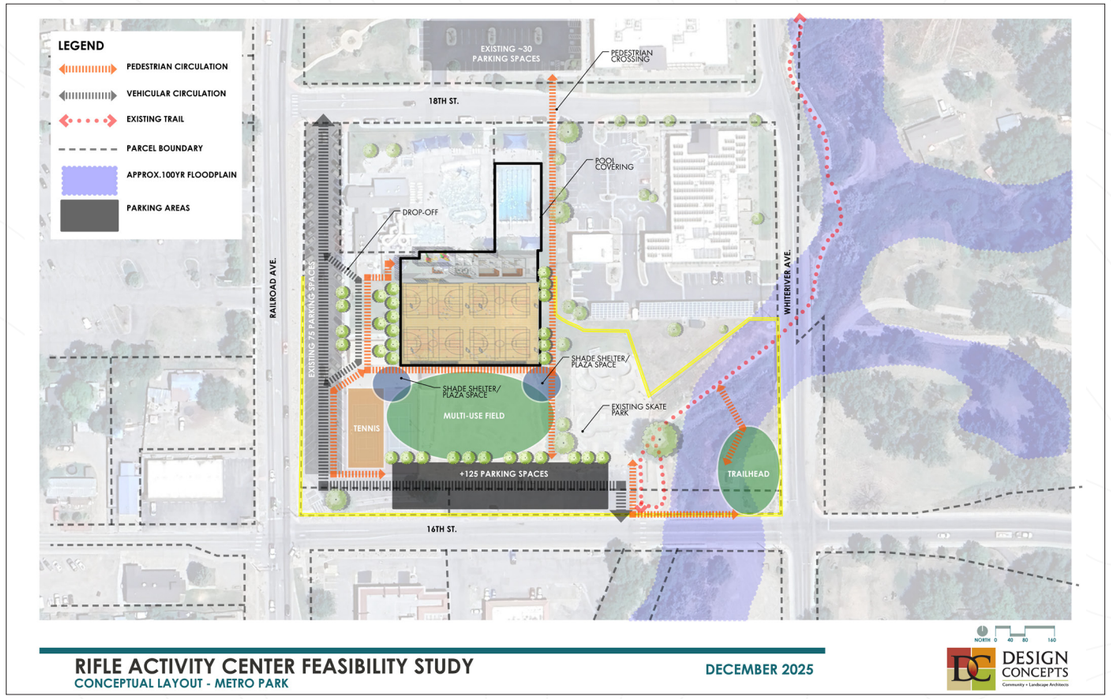
Key Features of Site Concept 2 (Below)

Site Concept 2 incorporated a multi-use field with direct access from the activity center. Plaza spaces were positioned at pedestrian intersections and enhanced with group shade shelters. The concept also preserved one existing tennis court at the south side of the site.

Evolution of Metro Park Site:



Evolution of Metro Park Site:



Key Features of Site Concept 3 (Above)

Site Concept 3 focused on strengthening the arrival experience through a clearly defined northwest entry sequence that improved access for visitors approaching the site. The concept also introduced drop-off sequence landscaping and gathering areas designed to enhance circulation and support informal community use. These landscaped zones helped organize vehicular and pedestrian movement while providing shaded areas and opportunities for social interaction.

Outcome

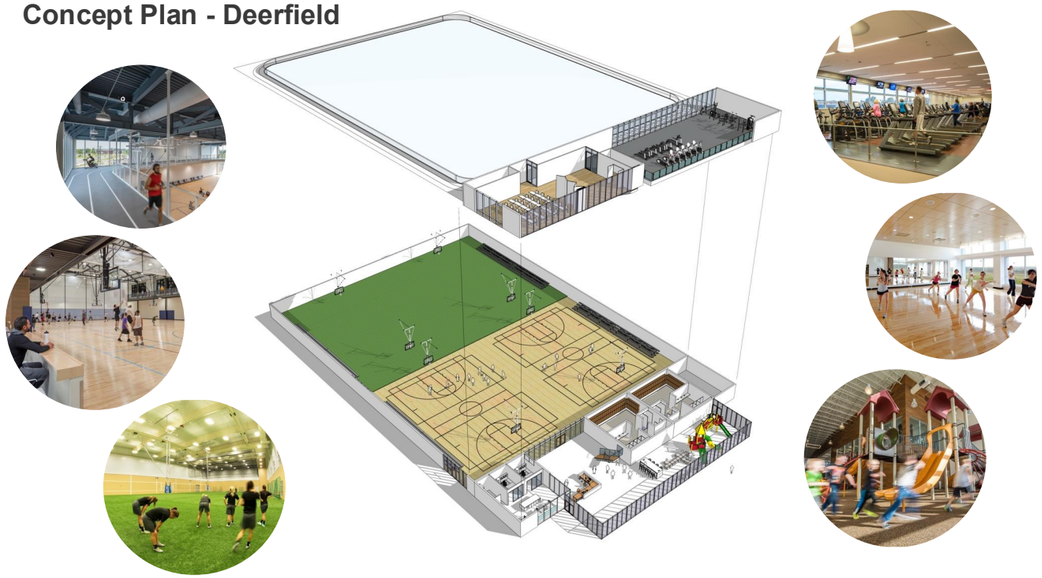
Through this iterative process, the team developed a clear understanding of how each site could support the proposed program and associated costs while identifying key constraints and trade-offs. **Metro Park emerged as the most favorable location** due to its central position within the community, strong relationship to the existing outdoor pool, and ease of both vehicular and pedestrian access. While parking was initially identified as a concern, further analysis demonstrated that viable solutions could be accommodated. This evaluation provided a strong foundation for advancing site-specific planning and confirming the preferred location moving forward.

Conceptual Plan Development

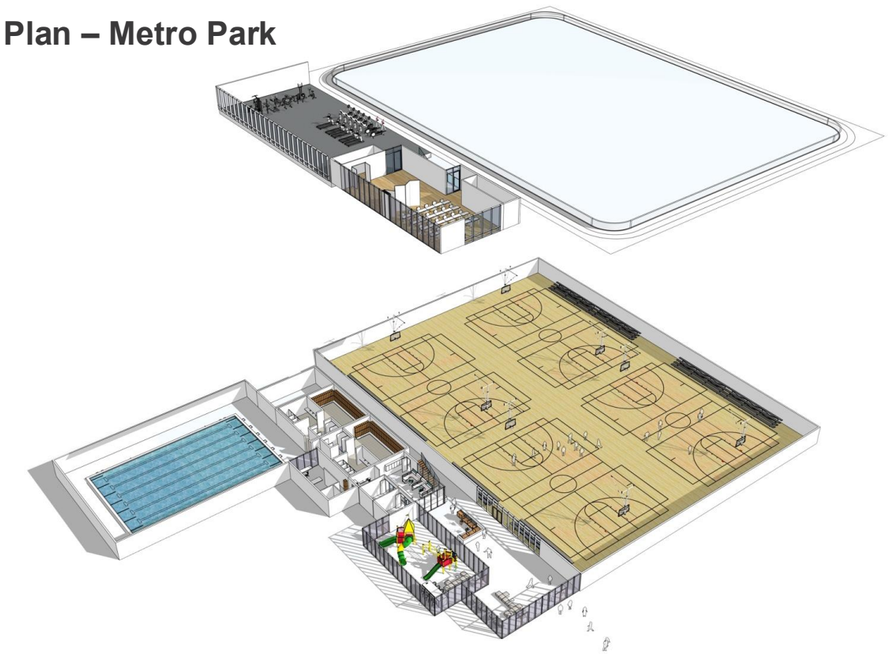
Summary

As potential sites were narrowed, the design team built upon the evolving program to develop initial concepts for both Deerfield Park and Metro Park. This work focused on translating program priorities into functional floor plans, exploring internal circulation, adjacencies between key spaces, and overall building organization. Each concept tested how users would move through the facility and how major program elements could be efficiently arranged to support operations, user experience, and flexibility, while also responding to the unique characteristics of each site.

Concept Plan - Deerfield



Concept Plan – Metro Park



Community Engagement

Summary

As part of continued outreach, the project team facilitated additional engagement opportunities to share progress, validate earlier findings, and connect with a broader cross-section of the Rifle community. These efforts included both a formal Public Information Work Session and participation in the City's Hometown Holidays event, each designed to meet residents in different settings and provide accessible ways to stay informed and engaged. While the Work Session focused on presenting updated findings and concepts, the Hometown Holidays pop-up created a more informal and interactive environment to gather input and gauge community sentiment as the study progressed.

Public Information Work Session at Rifle City Hall - A hybrid Public Information Work Session, offered both in-person and virtually, was held on November 17 to share progress on the feasibility study and demonstrate how earlier engagement informed the direction of the project. The team presented key themes from the Build-a-Center activity and other community engagement efforts, along with site evaluation findings, and introduced the preliminary building program and early facility concepts for Deerfield Park and Metro Park. Precedent imagery was used to illustrate the character and scale of potential spaces, and the session concluded with an open discussion to gather questions and general feedback.

Discussion Topics:

1. Site Preference (Deerfield or Metro Park)
2. Preferred Concept Features
3. Most-Used Building Areas
4. Desired Changes or Improvements



Live stream expanded access and encouraged virtual participation.



Top: Public Information Work Session held at Rifle City Hall; **Bottom:** Virtual live stream.

Hometown Holidays Community Pop-Up in Downtown Rifle - The project team participated in Rifle's annual Hometown Holidays celebration on December 6 with a festive, holiday-themed engagement booth located in a highly active downtown area near Santa and other family-oriented activities. Updated display boards presented site considerations and early concepts, while the informal setting encouraged residents of all ages to stop by, learn about the project, and share input in a relaxed and approachable environment.







Left: Hometown Holidays promotional flyer; **Above:** Engagement during event.

Building Tours

Summary

As part of continued outreach, on December 10 and 11, members of the project team and City representatives participated in a series of building tours to observe comparable recreation facilities and better understand how similar spaces operate and serve their communities. The tours included visits to Edwards Fieldhouse, the South Suburban Recreation Complex, Philip S. Miller Park and Activity Center, Parker Fieldhouse, and the Highlands Ranch Southridge Recreation Center.

To support these visits, the design team prepared a facility tour booklet that accompanied each walkthrough. The booklet highlighted key project statistics and major programming areas for each facility and included floor plans, facility imagery, and site maps. These materials helped guide discussions during the tours and allowed participants to compare different facility layouts, program mixes, and operational approaches.

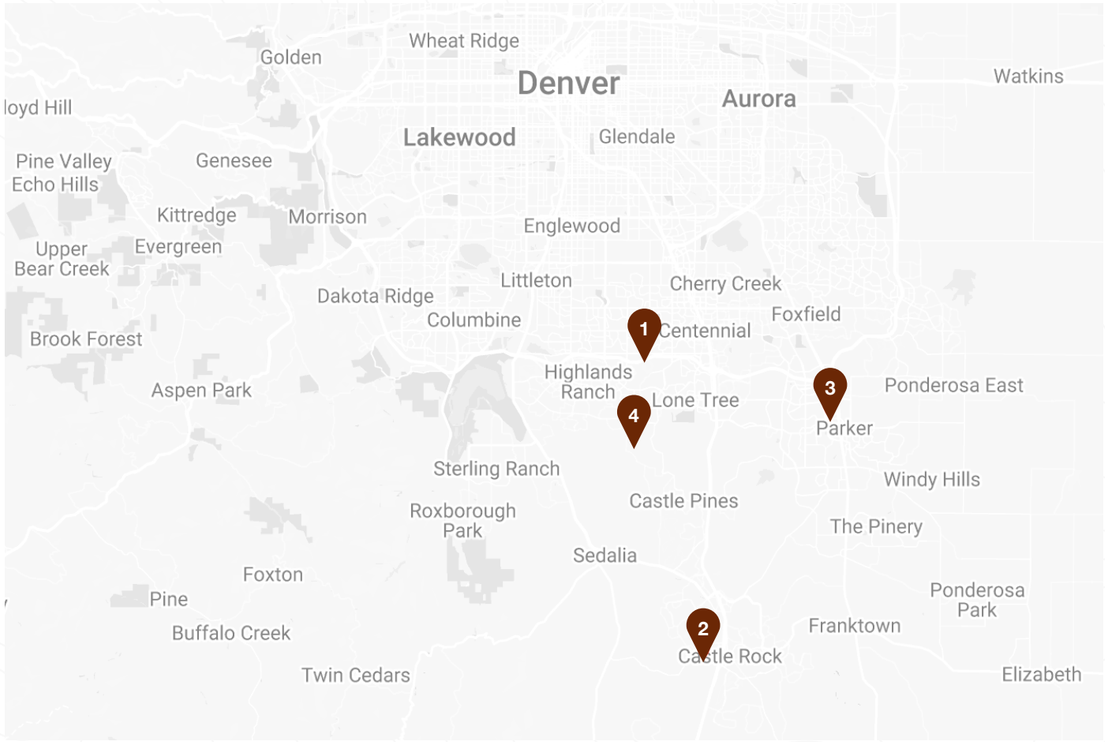
Outcomes

The building tours provided valuable firsthand insight into how different recreation spaces function, how program areas relate to one another, and how similar facilities balance flexibility, programming needs, and operational efficiency. Observations from these tours helped inform ongoing discussions around program development, facility layout, and the overall vision for the Rifle Activity Center.

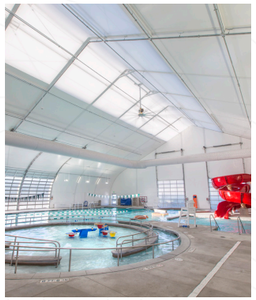


Above: Building Tours Guide Book

1. South Suburban Sports Complex
2. Castle Rock Miller Activity Center
3. Parker Fieldhouse
4. Southridge Recreation Center









Aquatic Opportunities

Summary

Given the strong community desire for indoor aquatics, the project team evaluated multiple approaches to incorporating water-based recreation into the facility. This included studying the potential to enclose the existing Metro Park outdoor pool as well as exploring the addition of new indoor aquatic components integrated with the activity center. These options were reviewed in the context of cost, operational considerations, and how each approach would support year-round use.

Outcomes

Through this evaluation, it was determined that preserving the existing outdoor pool amenity while providing a separate indoor aquatic facility offered the greatest overall benefit. This approach maintains a valued seasonal asset while introducing new year-round aquatic opportunities, better aligning with community priorities and long-term operational flexibility.

Big Ideas Conclusion

Summary

Through continued engagement, Metro Park emerged as the preferred site due to its central location, access, and relationship to existing recreation amenities. In parallel, the project team developed a preliminary program and facility concept that reflects identified community needs, with each element evaluated in the context of cost, operational considerations, and overall feasibility. Building tours further informed this process by providing real-world examples of how similar spaces function, helping to refine program priorities, spatial relationships, and user experience. Together, these efforts advanced the project from initial input toward a more defined and actionable vision for the future facility.

Key Themes

- Metro Park identified as the preferred site due to its central location, transit access, and integration within an existing recreation corridor
- Emphasis on providing both indoor turf and hard court opportunities to support a wide range of programming
- Strong interest in indoor aquatics to support year-round use and address seasonal limitations of existing outdoor amenities
- Desire for a multi-generational environment that includes multi-use studios and amenities that appeal to a wide range of ages, such as an indoor pool, walking and jogging track, fitness center, and indoor playground
- Preference for thoughtful separation of aquatic elements to support different user groups, comfort levels, and programming needs
- Opportunity to create a connected urban fabric that extends into downtown and reinforces the facility as an extension of the community



03. / Project Analysis

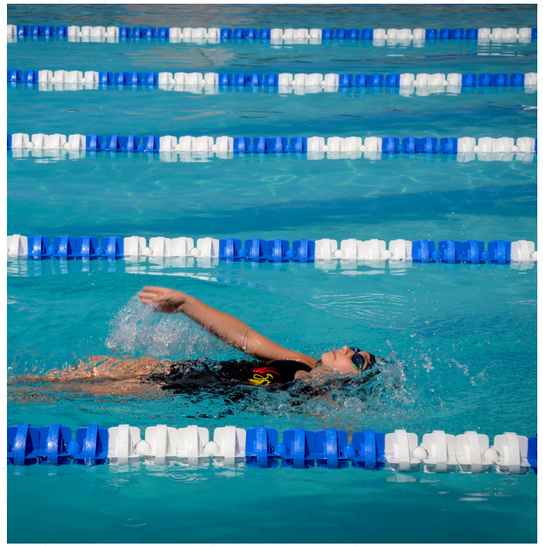
Project Analysis

The final stage of the Rifle Activity Center Feasibility Study focused on refining the preferred concept and supporting it with the technical and financial analysis needed to guide informed decision-making. Building on the ideas explored through earlier engagement, programming exercises, and concept development, the project team translated these concepts into more defined recommendations.

During this stage, the team evaluated the feasibility of the proposed facility by examining operational considerations, financial performance, and construction costs. This analysis helps ensure that the proposed activity center aligns with community priorities while remaining realistic from both a construction and long-term operations perspective.

Several detailed analyses and technical studies were completed to support this effort. Key activities included:

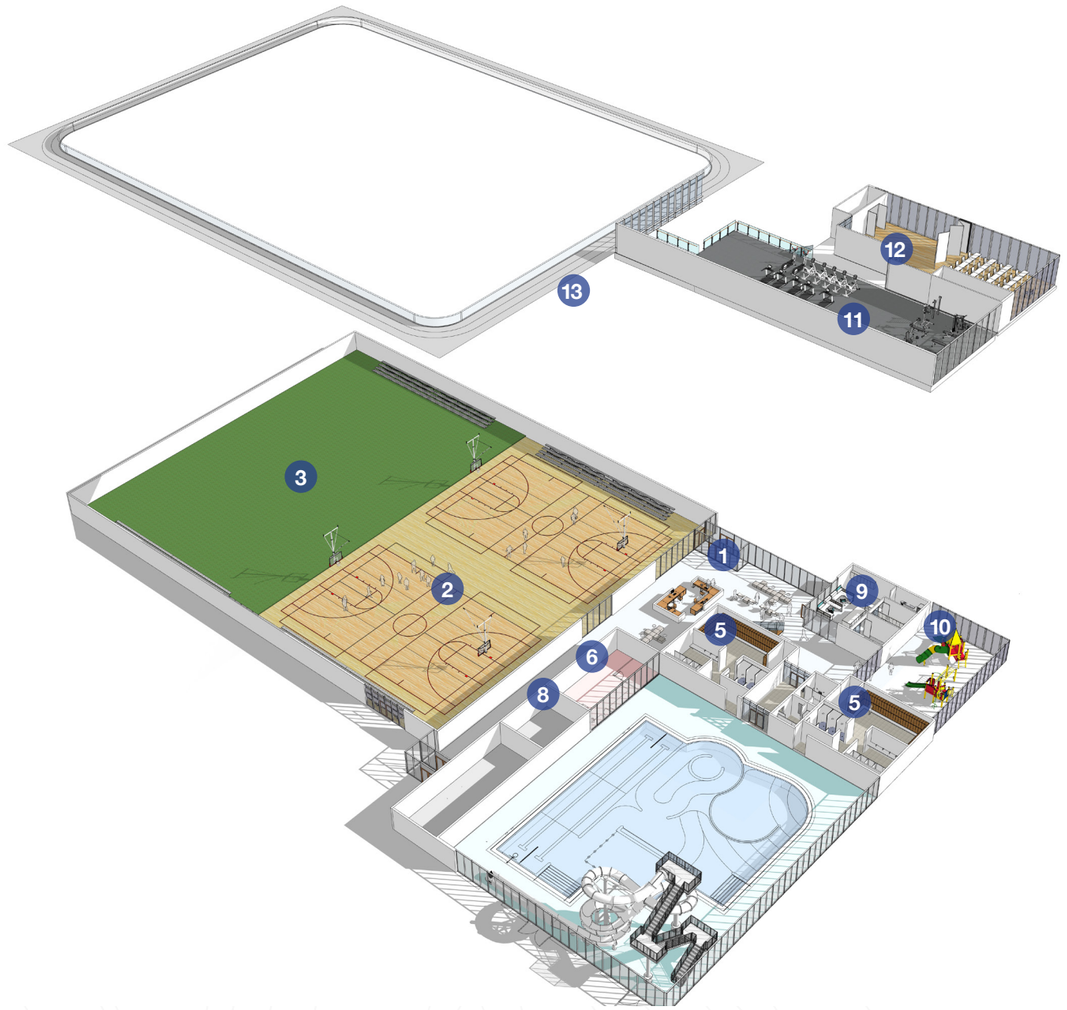
- **Final Conceptual Plans & Building Elevations**
- **Final Site Plan**
- **Financial & Economic Analysis**
- **Final Operations & Maintenance (O&M) Report**
- **Next Steps**



Final Conceptual Plans & Building Elevations

Summary

The final conceptual floor plans bring together a balanced mix of recreation and community-focused spaces, including indoor turf and court opportunities, an indoor aquatic area with both lap and leisure pools, a fitness center, multi-use rooms, and an indoor playground. A welcoming and highly visible entrance anchors the facility, creating a clear sense of arrival and connection for users of all ages. The overall layout is organized to support efficient circulation, clear adjacencies, and flexible use, resulting in a program that responds directly to the needs and priorities of the Rifle community while also supporting long-term operational realities.



Key

1. Main Entry
2. Court Gymnasium
3. Turf Fieldhouse
4. Indoor Leisure/Lap Pool
5. Locker Rooms
6. Pool Offices
7. Pool Mech/Storage
8. Gym Storage
9. Staff Offices
10. Indoor Playground
11. Fitness Center
12. Multi-Use Studios (2)
13. Walking/Jogging Track





Summary

The design language draws from a downtown-inspired character that is pedestrian-friendly and responsive to the context of Rifle. Emphasis is placed on texture, material quality, and natural light to create a welcoming, durable, and community-oriented environment.







Final Site Plan

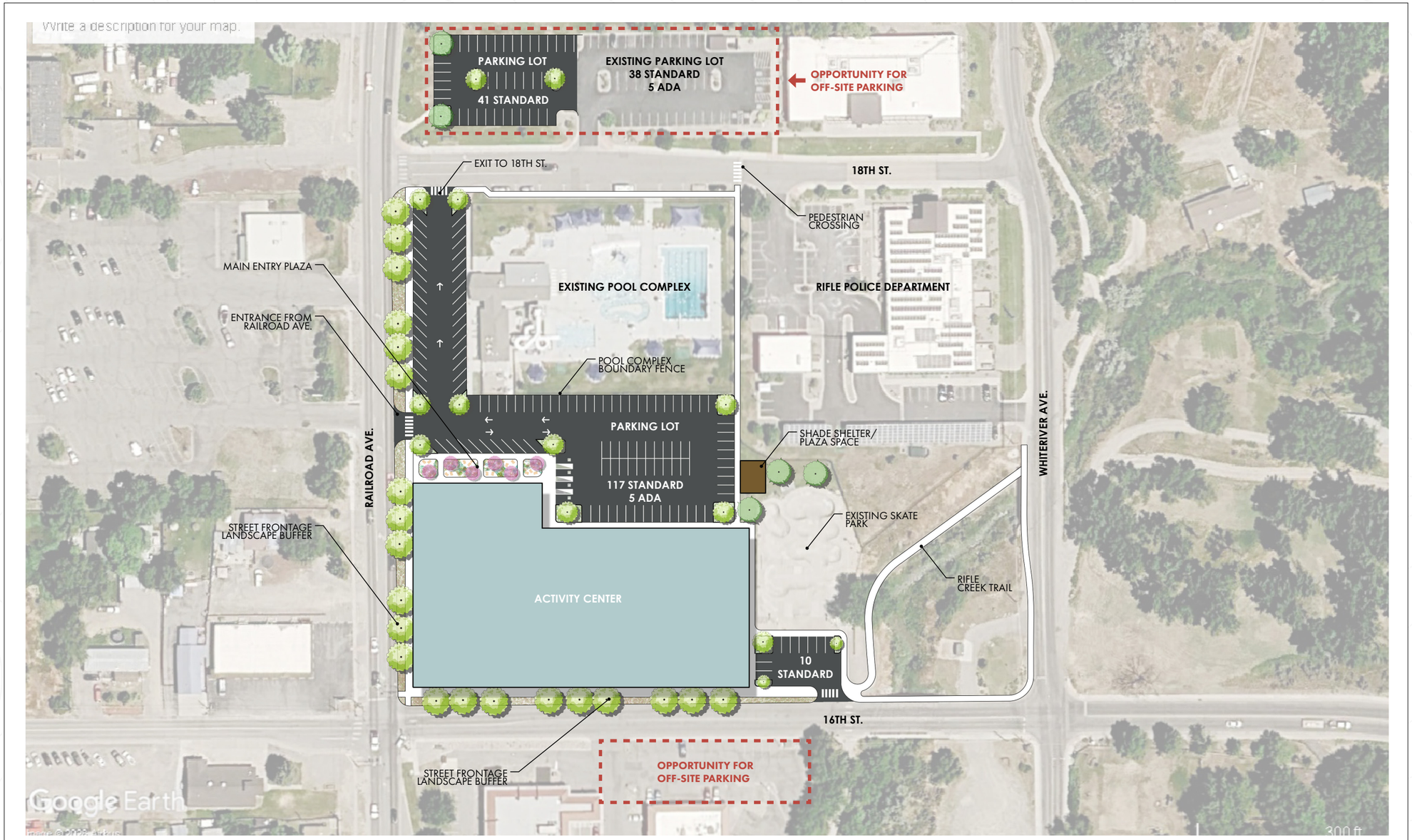
Summary

The Metro Park Site emerged as the preferred location for the Rifle Activity Center through a series of community charrettes. As the site plan evolved in response to community and technical needs, the final site plan organizes the activity center as a central community hub that integrates with existing amenities while improving access, circulation, and overall site functionality.

Outcomes

The layout addresses parking capacity and circulation needs. Vehicular circulation is structured around a looped system that provides clear access from both Railroad Avenue and 18th Street, improving traffic flow and simplifying drop-off and parking operations. A primary parking area is located adjacent to the building, with opportunities for off-site parking identified to support peak demand.

The plan maintains and enhances connections to existing features, including the pool complex, skate park, and Rifle Creek Trail. New pedestrian pathways, crossings, and plaza spaces strengthen connectivity across the site, while shaded gathering areas and landscape elements create opportunities for community use beyond the building itself.



RIFLE ACTIVITY CENTER FEASIBILITY STUDY
CONCEPTUAL LAYOUT - METRO PARK

MARCH 2026

NORTH 0 20 40 80

DESIGN CONCEPTS
Community + Landscape Architects

Financial & Economic Analysis

Opinion of Probable Cost Option A: Activity Center without Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Estimated Construction Cost	**$23,596,200.00**
Estimated Non-Construction Costs (28%)	$6,606,936.00
Total Project Estimated Cost	**$30,203,136.00**

Opinion of Probable Cost Option B: Activity Center with Pool

Programmatic Element	Cost Estimate
Base Site Development	$1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	$2,702,500.00
Tournament Gymnasium / Turf Space	$13,219,200.00
Suspended Walking / Jogging Track	$1,750,000.00
Multi-Use Fitness Studio	$1,136,000.00
Open Fitness Studio	$1,700,000.00
Indoor Playground	$1,282,500.00
Indoor Aquatic Center	$12,820,000.00
Estimated Construction Cost	**$36,415,700.00**
Estimated Non-Construction Costs (28%)	$10,196,536.00
Total Project Estimated Cost	**$46,612,096.00**

Non-Construction Estimate includes: Design & Engineering, Fixtures, Furnishings, Equipment, Surveys, Testing & Inspection, Development Fees, Owner Contingencies.

Final Operations & Maintenance (O&M) Report

Summary

The Operations and Maintenance Report, developed by Ballard*King, provides a data-driven framework for operating the proposed Rifle Activity Center. It outlines key assumptions related to staffing, hours of operation, programming, and financial performance, and is grounded in the recommended facility program, community input, and local market conditions to support long-term efficiency and sustainability.

Outcomes

Operational Structure - The facility is planned to be owned and operated by the City of Rifle, utilizing existing staff where possible and supplementing with targeted new positions to support aquatics, operations, and maintenance.

Financial Performance and Cost Recovery - The pro forma projects annual revenues and expenses, with an anticipated cost recovery of approximately 60 to 68 percent over five years, consistent with similar community facilities.

Program and Revenue Strategy - Revenue is driven by a mix of memberships, admissions, programs, and rentals, with an emphasis on maximizing participation while maintaining accessibility for residents.

Staffing and Operations - A combination of full-time and part-time staffing supports efficient daily operations, with inclusion of in-house maintenance to maintain quality and control.



Please see the appendix for the full Operations & Maintenance Report.

Capital Planning - A dedicated capital improvement allocation supports ongoing maintenance and future replacements, helping to avoid deferred maintenance and extend the life of the facility.

Flexibility and Future Adjustments - The model is intentionally conservative and allows for adjustments to programming, pricing, and staffing as operations evolve and community needs become more defined.

Conclusion & Next Steps

Summary

With a thorough technical, financial, and operational analysis completed, the Rifle Activity Center Feasibility Study translates earlier community engagement and conceptual planning into clear, actionable direction.

This stage examined and refined the facility programming to develop conceptual floor plans that create a balanced mix of recreation and community-focused spaces, responding directly to the community priorities. The refined design language for the activity center follows a pedestrian-friendly, downtown-inspired character to create a welcoming environment. Similarly, the site plan was developed with thoughtful landscape design, parking and circulation, and amenities to strengthen indoor-outdoor connections.

The Operations and Maintenance (O&M) Report, coupled with the detailed financial and economic analysis, validate the concepts with market-specific data, probable costs, and capital planning tools as we move from vision to reality.

This phase confirms that a right-sized, flexible facility, focused on high-demand program elements and efficient operations, offers a strong path forward. It reinforces the importance of aligning program scope with local economic conditions, while remaining adaptable to future generations of the Rifle community.

Next Steps

With refined concepts rooted in community engagement, market analysis, and operational feasibility, the next step will be community approval. This Feasibility Study will be brought to a ballot for the residents to vote on the proposed direction and funding approach for the Rifle Activity Center.

Upon community approval, the design will advance into progressively greater detail through Detailed Design and Construction Documents phases. A Construction Manager/General Contractor (CM/GC) will be engaged to support constructability reviews and further refine cost estimates based on the selected design alternative.



Appendix

Appendix Contents

Appendix A-1: Site Evaluation Map & Matrix

Prepared by **Design Concepts**

Site evaluation map and matrix comparing potential locations, including access, utilities, adjacencies, and overall suitability.

Appendix A-2: Market Analysis Report

Prepared by **Ballard*King & Associates**

Analysis of demographics, recreation demand, and program needs to inform facility size and program mix.

Appendix A-3. Conceptual Site Analysis

Prepared by **Design Concepts**

Conceptual site layouts showing building placement, circulation, parking, and relationships to surrounding amenities.

Appendix A-4. Operations and Maintenance Report

Prepared by **Ballard*King & Associates**

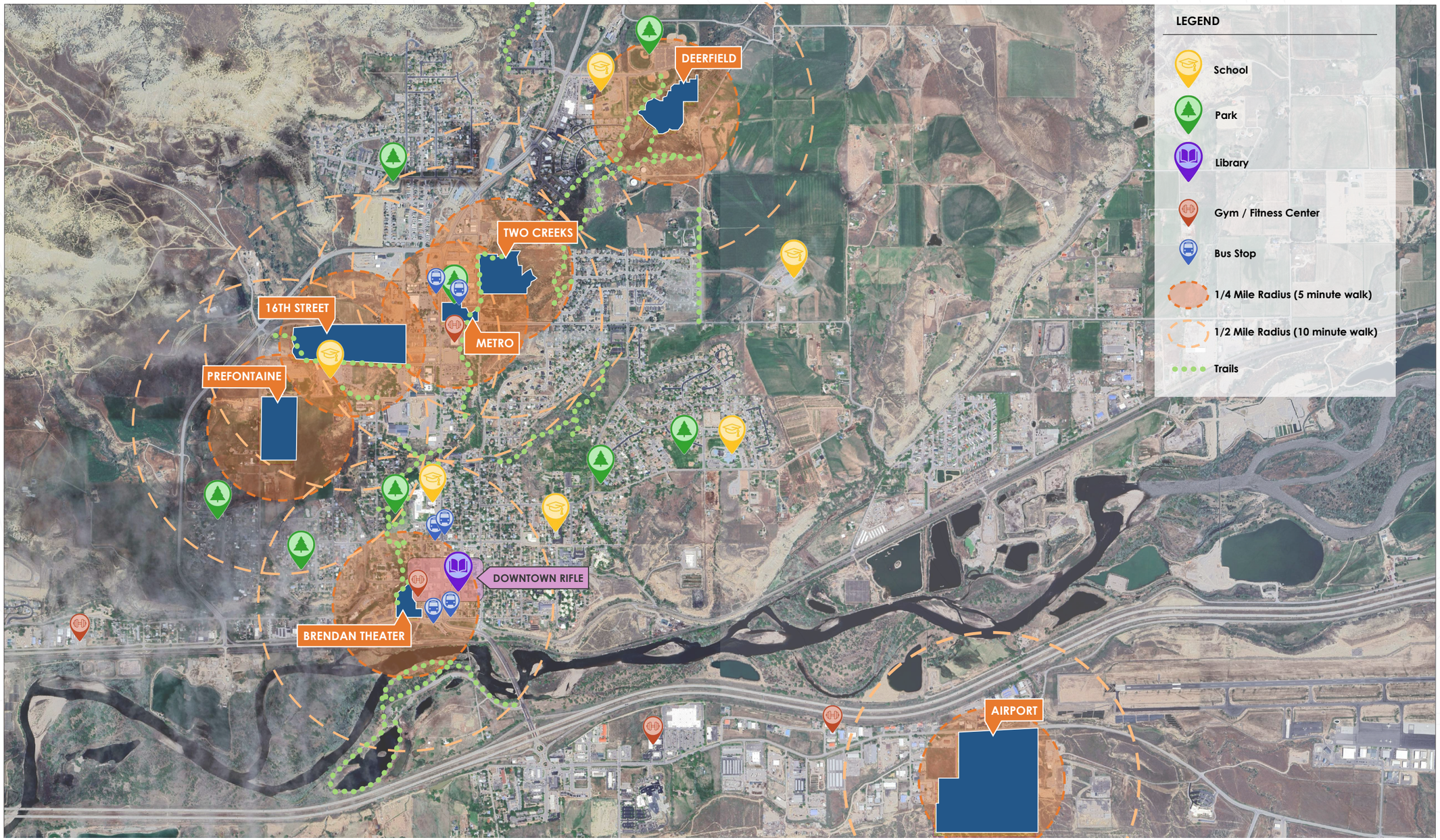
Operational framework including staffing, programming, and projected revenues and expenses.

Appendix A-5. Conceptual Construction Cost Estimate

Prepared by **DFH Consulting**

Preliminary cost estimate for the future Activity Center. The estimate is based on concept-level information and assumes a spring 2026 construction start with an approximate 10-month construction duration.

**The appendix materials that follow include third-party and legacy documents that may not fully meet current accessibility standards. The City of Rifle can provide assistance or alternative formats upon request.*

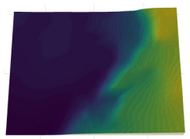
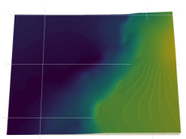
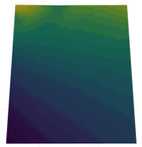
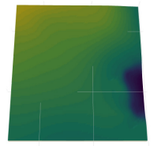
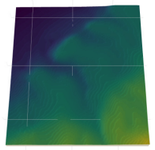


RIFLE FIELDHOUSE FEASIBILITY STUDY

INITIAL SITE MATRIX - MAP

JULY 23, 2023

DESIGN CONCEPTS
Community + Landscape Architects

CRITERIA	METRO PARK	TWO CREEKS	DEERFIELD PARK	BRENDAN THEATER	16TH ST.	PREFONTAINE	AIRPORT
SIZE	4.3 ACRES	20 ACRES	4 ACRES	5.75 ACRES	29 ACRES	63 ACRES	65 ACRES
ADJACENT PROPERTY	POOL POLICE DEPARTMENT COMMERCIAL	COLORADO RIVER FIRE PROTECTION SINGLE FAMILY RESIDENTIAL METRO PARK COMMERCIAL	DEERFIELD PARK REAL ESTATE DEVELOPMENT SINGLE FAMILY RESIDENTIAL	APARTMENT COMPLEX COMMERCIAL	RIFLE HIGH SCHOOL GARFIELD COUNTY ANIMAL WELFARE SINGLE FAMILY RESIDENTIAL	RIFLE HIGH SCHOOL SINGLE FAMILY RESIDENTIAL APARTMENT COMPLEX	LIGHT INDUSTRIAL UTILITY COMPANY GARFIELD COUNTY AIRPORT
DISTANCE FROM DOWNTOWN (RAILROAD/3RD)	.9 MILES	1.1 MILES	1.9 MILES	.12 MILES	.85 MILES	.85 MILES	2 MILES
DISTANCE FROM PUBLIC TRANSIT	0 MILES	.18 MILES	1.23 MILES	.13 MILES	.25 MILES	.85 MILES	1 MILE
PROPERTY OWNERSHIP STATUS	CITY OWNED	PRIVATELY OWNED	CITY OWNED	CITY OWNED	PRIVATELY OWNED	PRIVATELY OWNED	PRIVATELY OWNED
TOPOGRAPHY							
FLOODPLAIN	MINIMAL	YES	MINIMAL	MINIMAL	YES	NO	NO
UTILITIES	WATER SEWER STORM	WATER SEWER	WATER SEWER MINIMAL STORM	WATER SEWER STORM	WATER	WATER	WATER SEWER
EXPANSION SPACE	NO	YES	YES	NO	YES	YES	YES

RIFLE FIELDHOUSE FEASIBILITY STUDY
INITIAL SITE MATRIX

LEGEND: HIGH POTENTIAL | MEDIUM POTENTIAL | LOWER POTENTIAL

JULY 8, 2025



MARKET ANALYSIS

RIFLE, CO

AUGUST 29, 2025

Ballard*King & Associates
9457 S. University Blvd #335
Highlands Ranch, CO 80126
303-470-8661 (phone)

www.BallardKing.com

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INTRODUCTION

This analysis is based on data provided by the Environmental Systems Research Institute (ESRI), which compiles information from the 2020 U.S. Census, the Bureau of Labor Statistics, the Consumer Price Index, and MRI-Simmons. In addition, ESRI includes projections for 2025–2030 developed by its team of demographers. In addition, information from both the National Recreation and Park Association (NRPA) and the National Sporting Goods Association is included and integrated into the findings where relevant.

Beyond basic demographic indicators, the dataset offers insights into household characteristics, housing trends, recreation and entertainment spending, and adult participation in various leisure activities. This comprehensive data provides a well-rounded understanding of the community's needs and supports the development of effective, data-driven recommendations for a future Rifle Indoor Activity Center.

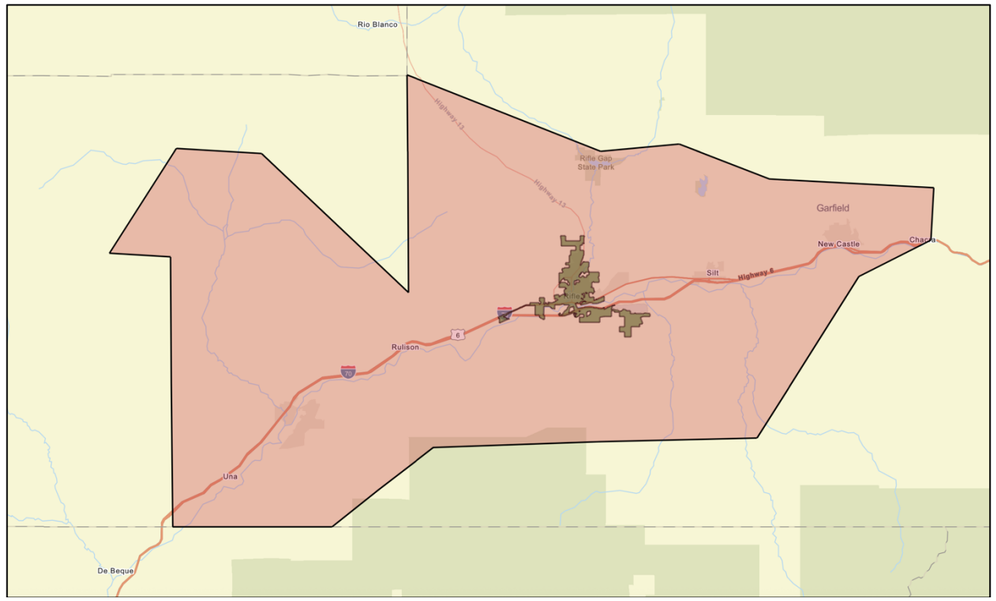
SECTION I – CITY OF RIFLE

SERVICE AREAS:

The information provided includes the basic demographics and data for the Immediate Service Area (the City of Rifle) and the Primary Service Area, with comparison data for the State of Colorado and the United States.

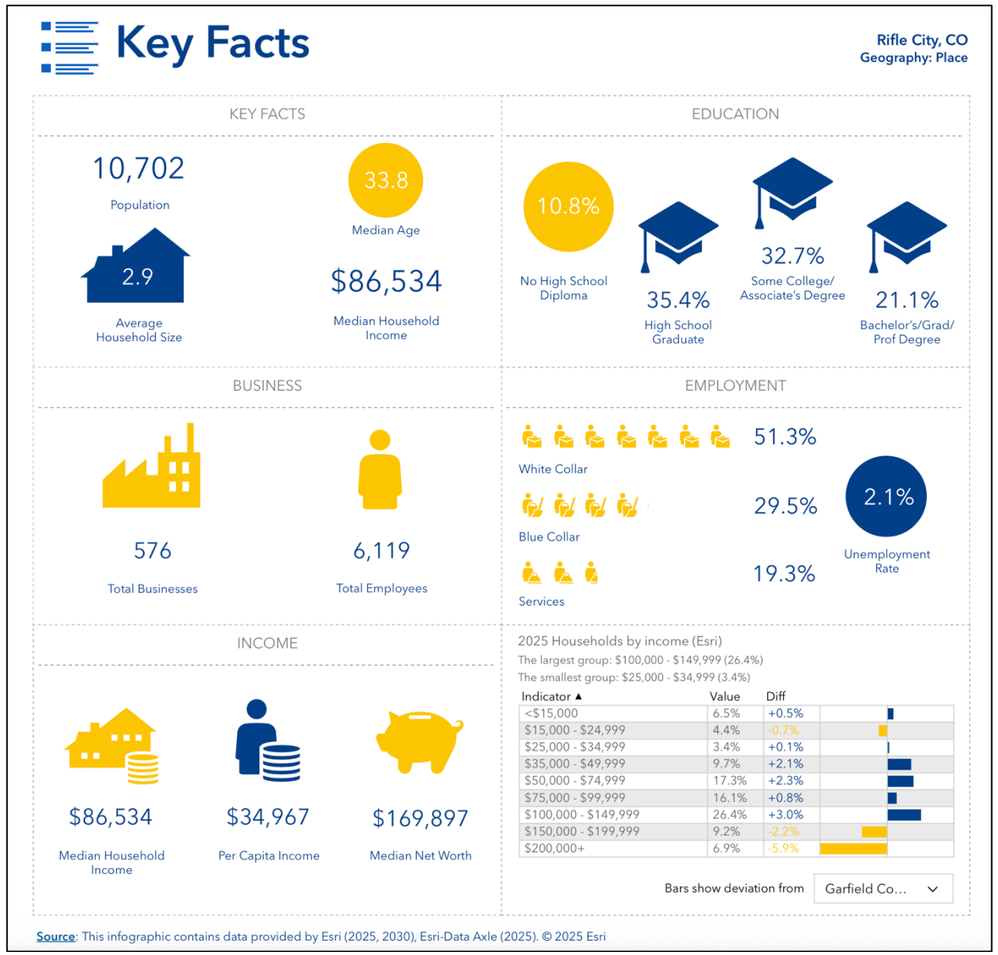
The Primary Service Area is defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and may focus more on special activities or events.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.



- Immediate Service Area (City of Rifle, CO) – Green Shaded Area
- Primary Service Area – Red Shaded Area

City of Rifle - Infographic



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SECTION II: DEMOGRAPHIC SUMMARY

KEY CHARACTERISTICS

Ballard*King analyzes seven key demographic characteristics that serve as primary indicators of future recreation trends and participation. The table below summarizes these characteristics for the Immediate and Primary Service Areas.



Population: The Immediate and Primary Service Areas, with populations of approximately 10,702 and 34,414, both fall short of the 50,000 residents typically needed to sustain an indoor activity center without subsidy. Ensuring the center remains sustainable and accessible will require thoughtful attention to pricing structures and fees, as well as other considerations. Hispanic residents make up approximately 30–40% of the population in both service areas, with an additional 15–20% of residents identifying outside of the listed race categories.



Median Age: The median age nationally is approximately 39 and the median age in both the Immediate Service Area (33) and within the Primary Service Area (35) is lower than the state (38) and National level (39). A lower median age points to young families with children, which are significant participants in parks and recreational programs, facilities and services and can be of benefit to the project.



Households with Children: Both the Immediate and the Primary Service Areas have a significantly higher percentage of households with children (40%-43%) than both the state and national average of about 30%, which again is of benefit to the project. Families with children are typically primary users of recreation programs, facilities and services.



Median Household Income: The Immediate and Primary Service Areas have a lower median household income ($86,500-87,000) than the state of Colorado ($98,625), although higher than the national average ($81,264). Income level is important when it comes to funding and fees for recreation programs and facilities, and subsequently budgetary cost recovery philosophies.



Housing and Household Budget Expenditures: In both the Immediate and the Primary Service Areas, the Spending Potential Index is lower than both the state and national average, which suggests that most residents will be very aware of costs and price points, may have fewer financial resources, and spend more cautiously on recreation services as a result.



Age Distribution: The age distribution is such that 27.2% is under the age of 18, and 22.1% is over the age of 55 in the Immediate Service Area. Within the Primary Service Area, the age distribution is such that 25.8% is under the age of 18, and 25.1% is over the age of 55. Recreation programs and facilities have broad multi-generational appeal, and these are two age groups that are typically significant users of recreation programs, facilities, and services.



Tapestry: The Tapestry segments in both service areas reflect populations that tend to be actively engaged in the workforce and mindful of spending and budgets. Most are active workers and value leisure activities, although some participate in passive leisure activities. Spending on children is common, and certain segments of the population are active in health, wellness, and fitness activities.

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SECTION III: DEMOGRAPHIC DATA

DEMOGRAPHIC HIGHLIGHTS TABLE

	Immediate Service Area	Primary Service Area
Population:		
2020 Census[1.2.]	10,437	33,974
2025 Estimate	10,702	34,414
2030 Estimate	10,717	34,261
Households:		
2020 Census	3,588	12,023
2025 Estimate	3,666	12,165
2030 Estimate	3,667	12,078
Families:		
2020 Census	2,492	8,623
2025 Estimate	2,496	8,505
2030 Estimate	2,494	8,402
Average Household Size:		
2020 Census	2.86	2.79
2025 Estimate	2.87	2.80
2030 Estimate	2.88	2.81
Ethnicity (2025 Estimate):		
Hispanic	40.7%	32.8%
White	61.8%	67.7%
Black	0.6%	0.6%
American Indian	1.9%	1.7%
Asian	0.5%	0.5%
Pacific Islander	0.1%	0.1%
Other	20.4%	15.5%
Multiple	14.8%	14.0%
Median Age:		
2020 Census	32.3	35.1
2025 Estimate	33.8	35.9
2030 Estimate	34.7	36.8
Median Income:		
2025 Estimate	$86,534	$87,404
2030 Estimate	$97,950	$99,687

1. From the 2010-2020 Census, the Secondary Service Area experienced an annual change in population of 1.11%
2. From the 2010-2020 Census, the Secondary Service Area experienced an annual change in population of 1.17%

AGE, FAMILIES AND INCOME

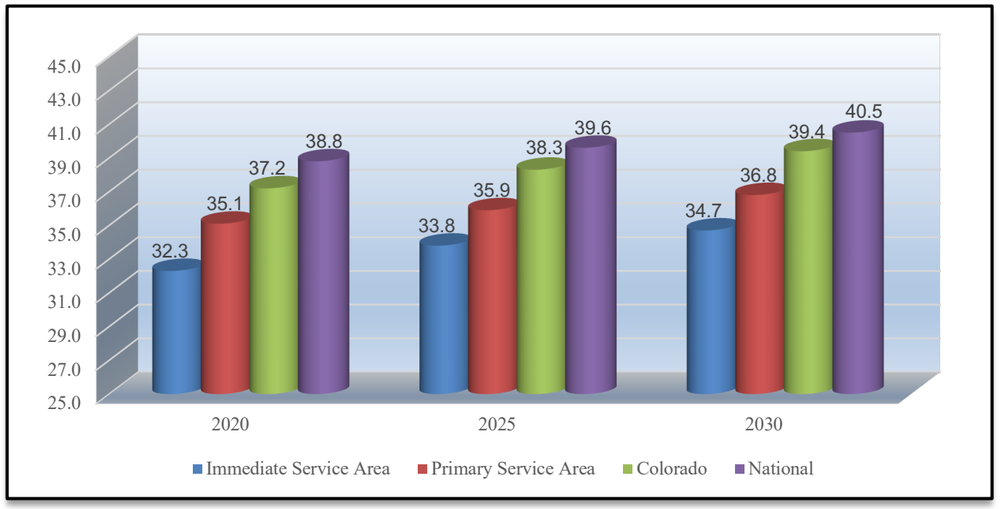
The median age and household income levels are compared with the national number as both factors are determiners of participation in parks and recreation activities. The lower the median age, the higher the participation rates are for a variety of activities. The level of participation also increases as the median income level goes up.

AGE

Median Age:

	2020 Census	2025 Projection	2030 Projection
Immediate Service Area	32.3	33.8	34.7
Primary Service Area	35.1	35.9	36.8
Colorado	37.2	38.3	39.4
National	38.8	39.6	40.5

Chart A – Median Age:



The median age in the Immediate and Primary Service Areas is lower than the state and the national number. A younger median age typically reflects families with children, who are primary users of parks and recreation services and offerings. Parks and recreation programs, facilities and services enjoy broad, multi-generational appeal.

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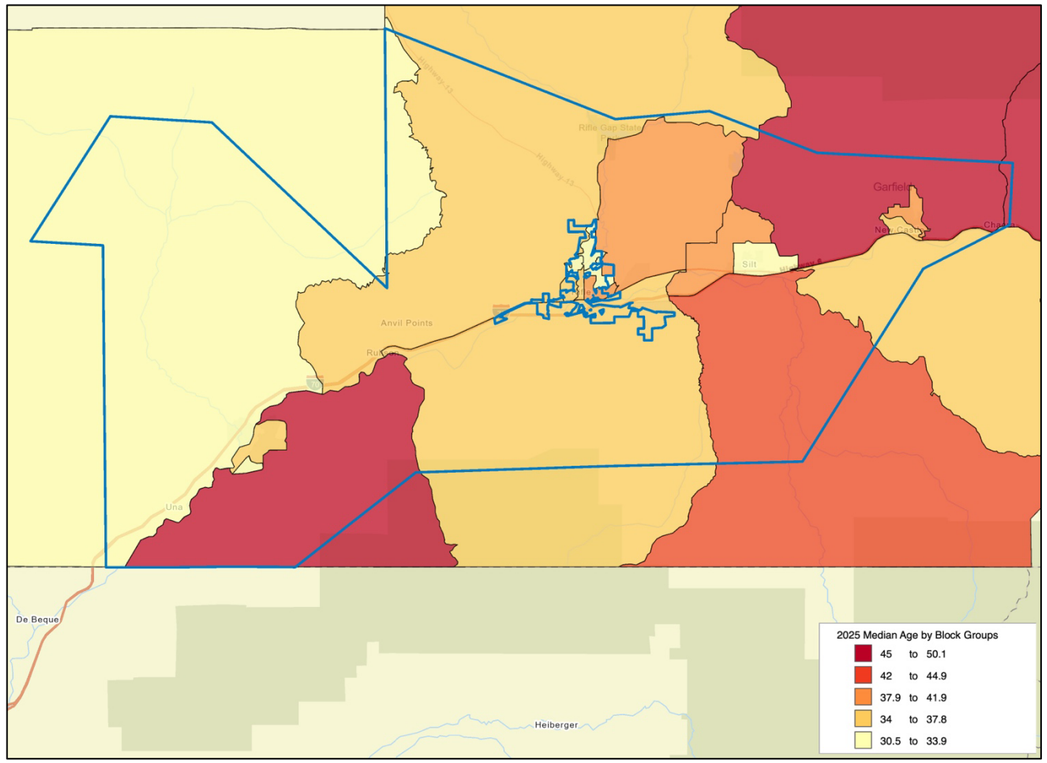
Median Age by Census Block Group Map



FAMILIES

Households with Children: The following chart provides the number of households and percentage of households in the Service Areas with children.

	Number of Households w/ Children	Percentage of Households w/ Children
Immediate Service Area	1,633	43.8%
Primary Service Area	4,977	40.2%
Colorado	-	28.9%
National	-	29.9%

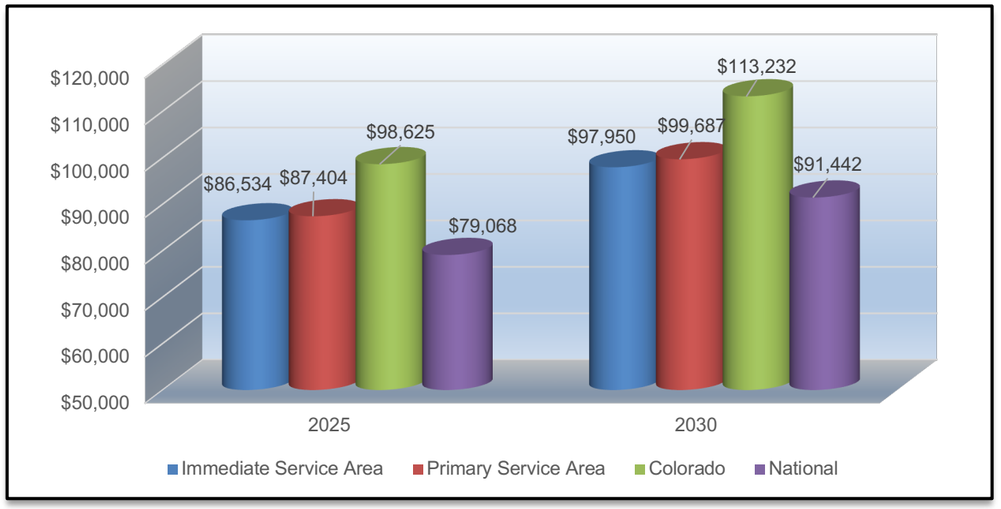
The information contained in the table above helps further outline the presence of families with children.

INCOME

Median Household Income:

	2025 Projection	2030 Projection
Immediate Service Area	$86,534	$97,950
Primary Service Area	$87,404	$99,687
Colorado	$98,625	$113,232
National	$81,624	$92,476

Chart B – Median Household Income:

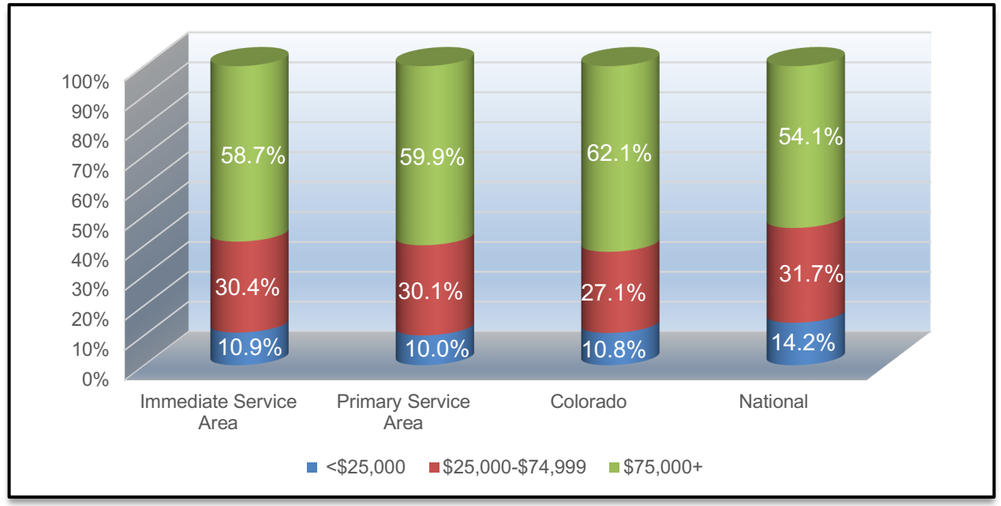


Based on 2025 projections for median household income, the following narrative describes the service area:

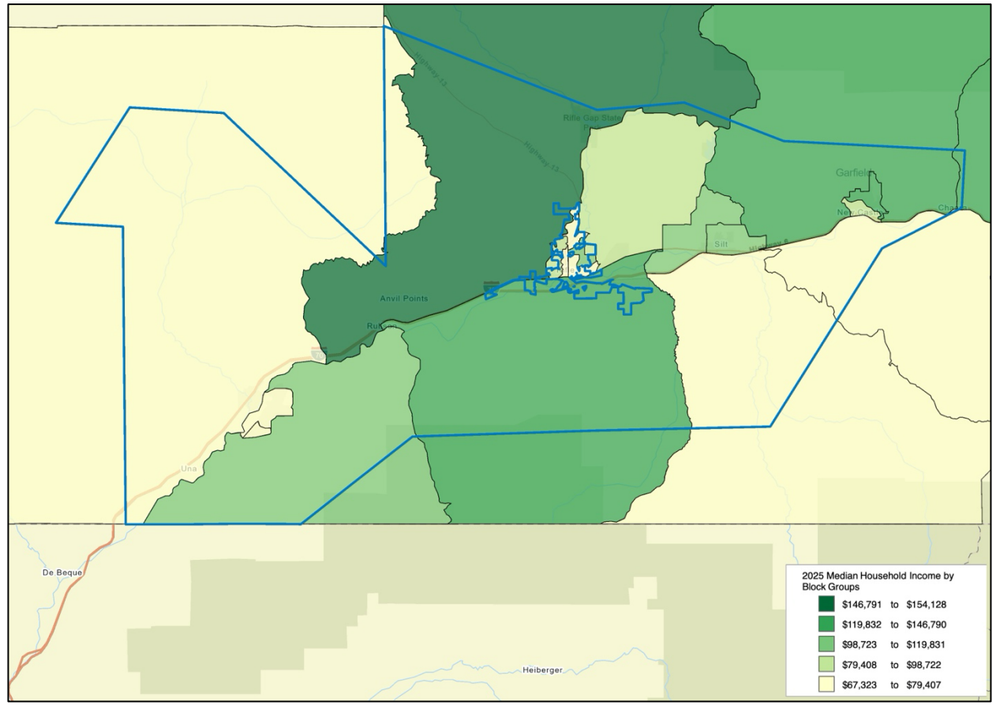
In the City of Rifle, the percentage of households with median income over $75,000 per year is 58.7% and within the Primary Service Area, the percentage is 59.9% compared to 54.1% on a national level. Furthermore, the percentage of the households in the Immediate Service Area with median income less than $25,000 per year is 10.9% and the percentage in the Primary Service Area is 10.0%, compared to a level of 14.2% nationally. The state of Colorado has a higher percentage (62.1%) of households with income over $75,000.

While there is no perfect indicator of use of parks and/or recreation programs, facilities and services, the percentage of households with more than $75,000 median income is a key indicator. This information should be considered when developing fee structures for programs and rental fees within the planning process.

Chart C – Median Household Income Distribution



Household Income by Census Block Group Map



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POPULATION - CURRENT AND PROJECTED

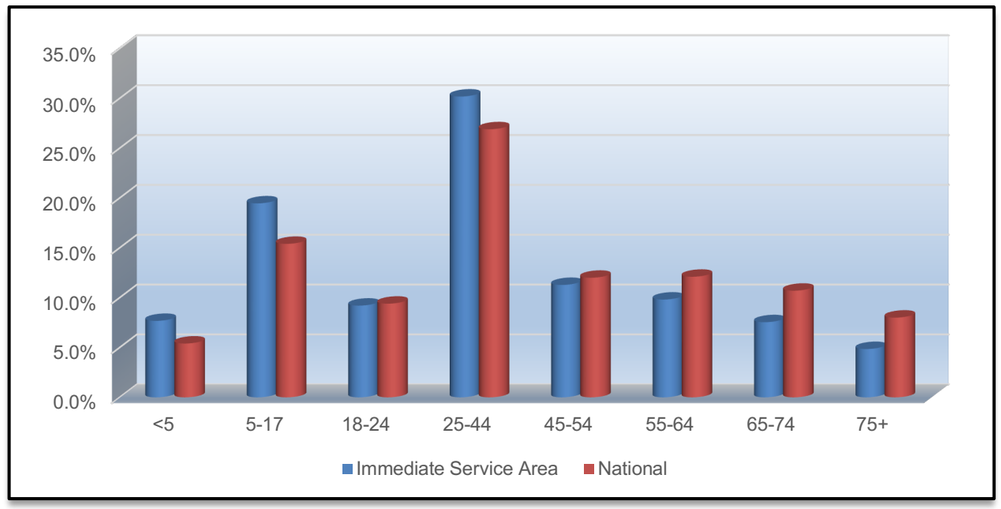
Distribution by Age:
Utilizing census information for the Immediate and Primary Service Areas, the following comparisons are possible.

2025 Immediate Service Area Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
<5	821	7.7%	5.4%	2.3%
5-17	2,083	19.5%	15.4%	4.1%
18-24	985	9.2%	9.4%	-0.2%
25-44	3,230	30.2%	26.9%	3.3%
45-54	1,207	11.3%	12.0%	-0.7%
55-64	1,050	9.8%	12.1%	-2.3%
65-74	807	7.5%	10.7%	-3.2%
75+	519	4.8%	8.0%	-3.2%

Population: 2025 census estimates in the different age groups in the Immediate Service Area.
% of Total: Percentage of the Immediate Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Immediate Service Area population and the national population.

Chart D – 2025 Age Group Distribution



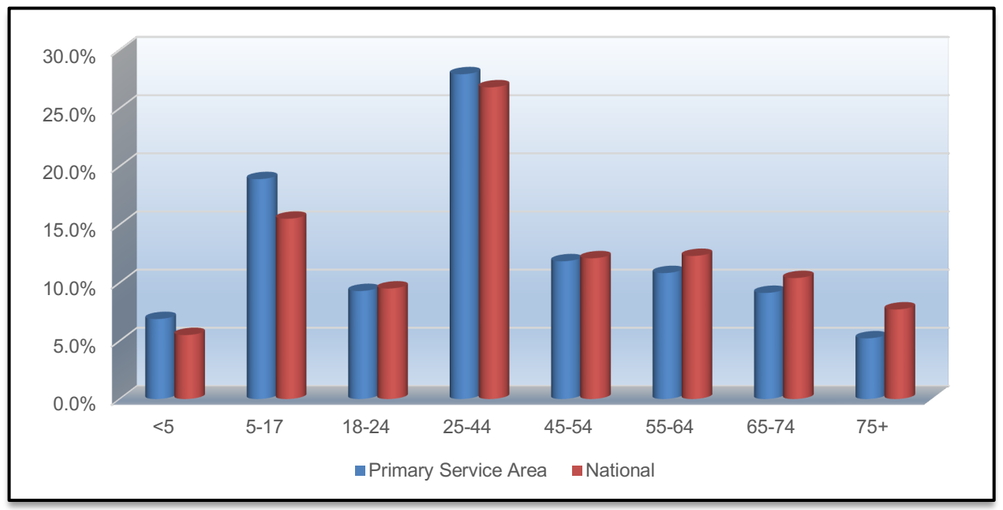
The demographic makeup of the Immediate Service Area, when compared to the characteristics of the national population, indicates some differences with a smaller population in age groups 18-24, and all age groups 45 and older. The greatest negative variance is in the 65+ age groups with -3.2%, while the greatest positive variance is in the 5-17 age group with +4.1%.

2025 Primary Service Area Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
<5	2,366	6.9%	5.4%	1.5%
5-17	6,507	18.9%	15.4%	3.5%
18-24	3,195	9.3%	9.4%	-0.1%
25-44	9,611	27.9%	26.9%	1.0%
45-54	4,076	11.8%	12.0%	-0.2%
55-64	3,727	10.8%	12.1%	-1.3%
65-74	3,140	9.1%	10.7%	-1.6%
75+	1,795	5.2%	8.0%	-2.8%

Population: 2025 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart E – 2025 Age Group Distribution



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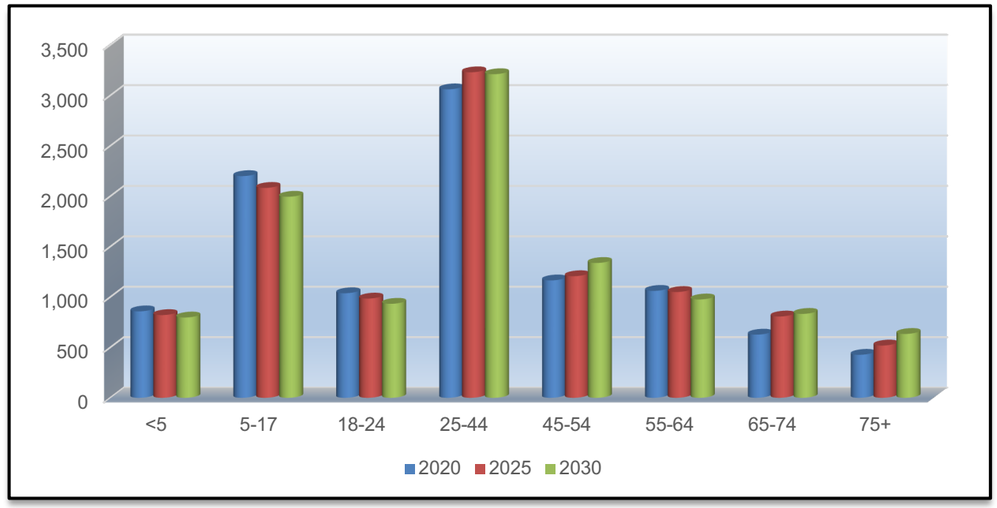
The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, also indicates some differences with a smaller population in age groups 18-24, and all age groups 45 and older. The greatest negative variance is in the 75+ age group with -2.8%, while the greatest positive variance is in the 5-17 age group with +3.5%.

Population Distribution by Age Over Time: Utilizing census information from the Immediate and Primary Service Areas, the following comparisons are possible.

2025 Immediate Service Area Population Estimates (U.S. Census and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change Nat'l
<5	858	821	797	-7.1%	0.3%
5-17	2,200	2,083	1,995	-9.3%	-8.0%
18-24	1,038	985	933	-10.1%	2.4%
25-44	3,061	3,230	3,211	4.9%	7.2%
45-54	1,165	1,207	1,338	14.8%	4.0%
55-64	1,061	1,050	976	-8.0%	-9.6%
65-74	627	807	833	32.9%	15.3%
75+	427	519	634	48.5%	46.0%

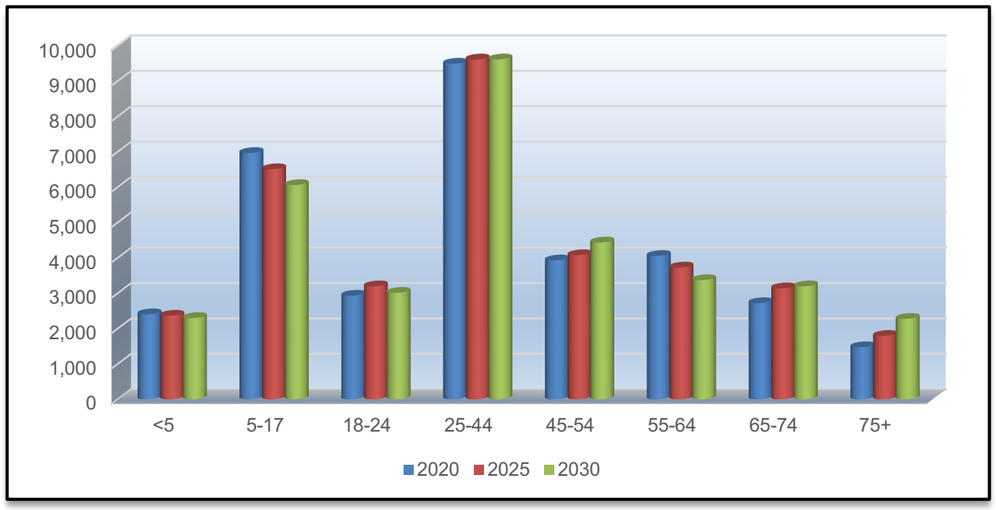
Chart F – Immediate Service Area Population Growth



2025 Primary Service Area Population Estimates (U.S. Census and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change Nat'l
<5	2,406	2,366	2,299	-4.4%	0.3%
5-17	6,966	6,507	6,058	-13.0%	-8.0%
18-24	2,931	3,195	3,011	2.7%	2.4%
25-44	9,492	9,611	9,613	1.3%	7.2%
45-54	3,928	4,076	4,436	12.9%	4.0%
55-64	4,055	3,727	3,370	-16.9%	-9.6%
65-74	2,721	3,140	3,195	17.4%	15.3%
75+	1,474	1,795	2,276	54.4%	46.0%

Chart G – Primary Service Area Population Growth



The table and chart above illustrate the growth or decline in age group numbers for the Immediate and Primary Service Areas. In the Immediate Service Area, age groups under 24 and the 55-64 group will see a decrease in population, while in the Primary Service Area, age categories under 17 and 55-64 will see a decrease in population. The population of the United States is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

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ETHNICITY AND RACE

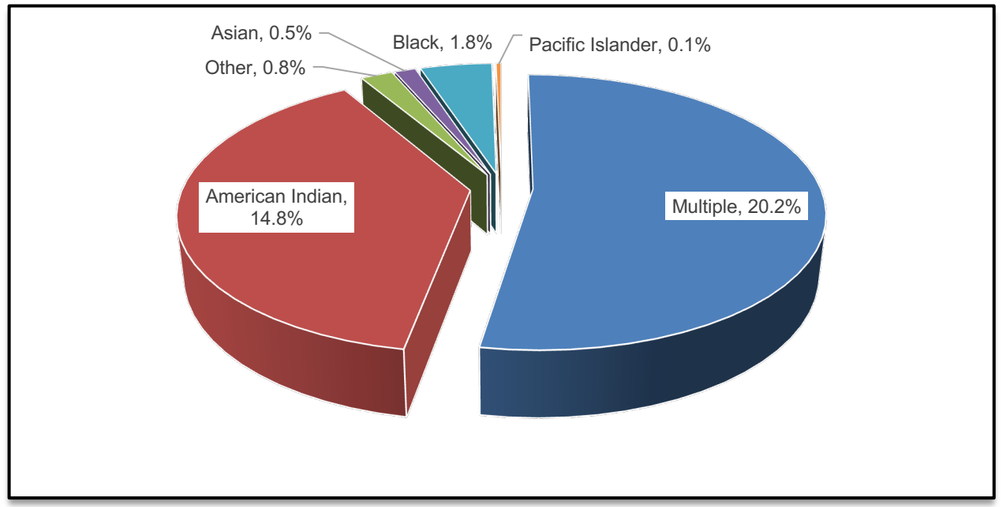
As of 2025, the estimated population of the Immediate Service Area is 10,702 and 34,414 within the Primary Service Area. The tables below show the projected racial and ethnic breakdown for the Immediate and Primary Service Areas, based on data from the 2020 U.S. Census. Understanding these demographics can be informative, as ethnicity and race may sometimes shape activity participation and facility demand for recreation programs, facilities and services.

Immediate Service Area Ethnic Population and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of State Population
Hispanic	4,333	25.9	40.5%	23.0%

Race	Total Population	Median Age	% of Population	% of State Population
White	6,597	38.1	61.6%	69.0%
Multiple	2,166	26.6	20.2%	8.5%
American Indian	1,585	28.1	14.8%	13.0%
Other	87	39.6	0.8%	4.3%
Asian	58	38.0	0.5%	3.8%
Black	195	33.6	1.8%	1.3%
Pacific Islander	14	35.0	0.1%	0.2%

Chart H – 2025 Immediate Service Area Population by Non-White Race

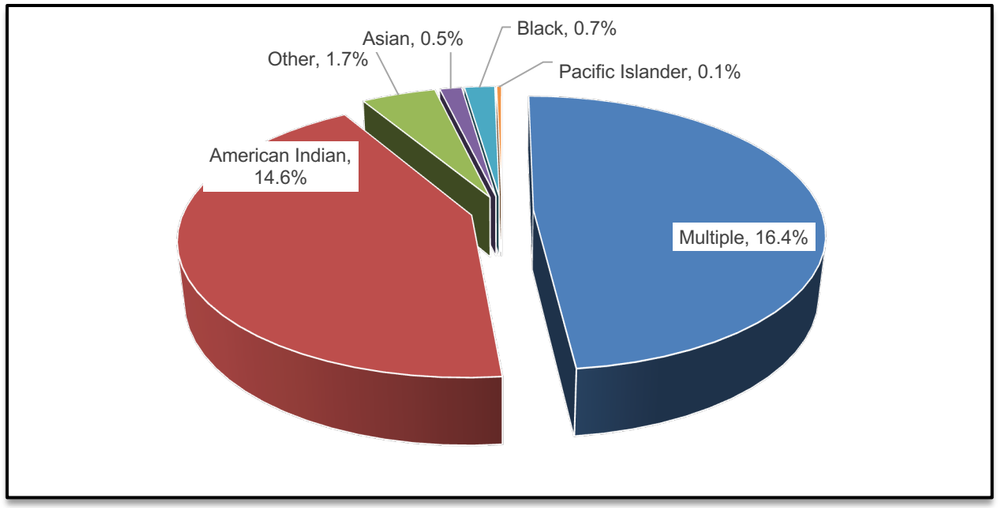


Primary Service Area Ethnic Population and Median Age 2025
(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of State Population
Hispanic	11,800	26.3	34.3%	23.0%

Race	Total Population	Median Age	% of Population	% of State Population
White	22,706	40.2	66.0%	69.0%
Multiple	5,657	27.1	16.4%	8.5%
American Indian	5,038	28.3	14.6%	13.0%
Other	574	33.1	1.7%	4.3%
Asian	167	35.3	0.5%	3.8%
Black	234	36.9	0.7%	1.3%
Pacific Islander	38	31.9	0.1%	0.2%

Chart I – 2025 Primary Service Area Population by Non-White Race



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HOUSING

Housing Inventory: The total number of housing units in the Immediate Service Area is 3,754 and in the Primary Service Area is 12,647. Of those, 95.6% are occupied (or 3,588) in the Immediate Service Area and 95.0% (or 12,010) are occupied within the Primary Service Area housing units. The total vacancy rate for the Immediate Service area is 4.2% and is 4.1% within the Primary Service Area. As a comparison, the vacancy rate nationally was 10.4%.

Of the available units:

Immediate Service Area	
For Rent	1.8%
Rented, Not Occupied	0.0%
For Sale	0.5%
Sold, Not Occupied	0.0%
For Seasonal Use	2.1%
Other vacant	0.0%

Primary Service Area	
For Rent	0.7%
Rented, Not Occupied	0.1%
For Sale	0.9%
Sold, Not Occupied	0.0%
For Seasonal Use	2.5%
Other vacant	0.0%

In most U.S. cities, a total housing vacancy rate of approximately **5% to 8%** is considered indicative of a stable and balanced housing market. This range allows for normal turnover, maintenance, and mobility without exerting excessive pressure on housing availability or pricing.

EXPENDITURES - HOUSEHOLD

Household Budget Expenditures: In addition to analyzing median age and median household income, it is important to consider household budget expenditures to gain a more complete understanding of the service areas. Examining spending on categories such as housing, shelter, utilities, fuel, public services, and entertainment and recreation offers valuable insight into local cost of living and consumer behavior. The table below presents a comparison of these expenditure categories within the defined service areas.

Household Budget Expenditures[1]:

Immediate Service Area	SPI	Average Amount Spent	Percent
Housing	89	$28,823	33.0%
Shelter	89	$23,815	27.3%
Utilities, Fuel, Public Service	84	$5,008	5.7%
Entertainment & Recreation	86	$3,542	4.1%

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	94	$30,726	32.5%
Shelter	94	$25,102	26.5%
Utilities, Fuel, Public Service	95	$5,624	5.9%
Entertainment & Recreation	94	$3,860	4.1%

Colorado	SPI	Average Amount Spent	Percent
Housing	114	$37,084	32.9%
Shelter	115	$30,568	27.1%
Utilities, Fuel, Public Service	110	$6,515	5.8%
Entertainment & Recreation	112	$4,616	4.1%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: *Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.*

[1] Consumer Spending data are derived from the 2019 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2024 and 2029.

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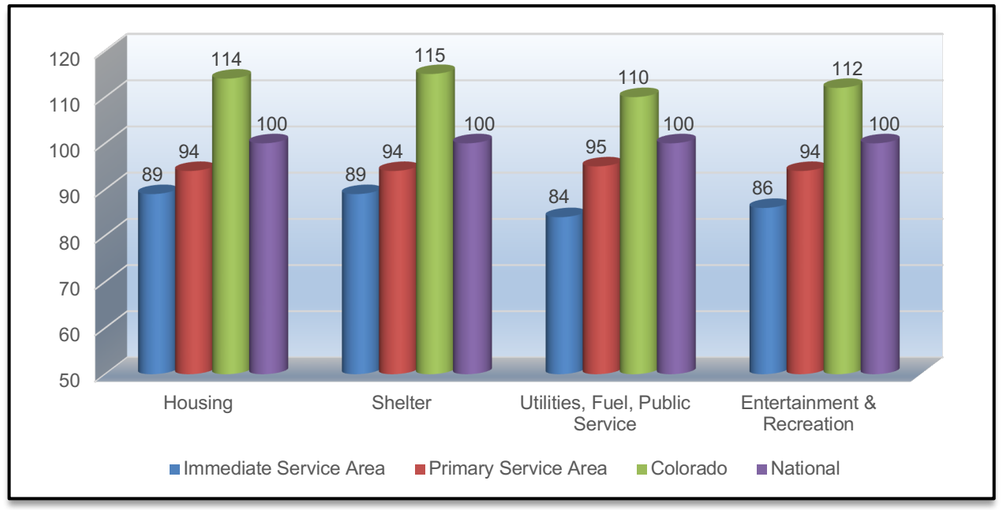
Chart J – Household Budget Expenditures Spending Potential Index:



The relationship between median household income and household spending is important because it shows whether local spending habits match the available financial resources. In both the Immediate and the Primary Service Areas, the Spending Potential Index is lower than both the state and national average, which suggests that a portion of households in the areas may have fewer financial resources and spend more cautiously on recreation services as a result.

EXPENDITURES - RECREATION

Recreation Expenditures Spending Potential Index: Finally, through ESRI, it is possible to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Recreation Expenditures Spending Potential Index[2]:

Immediate Service Area	SPI	Average Spent
Fees for Participant Sports	94	$155.43
Fees for Recreational Lessons	100	$166.93
Social, Recreation, Club Membership	86	$271.45
Exercise Equipment/Game Tables	78	$62.15
Other Sports Equipment	96	$7.60

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	101	$168.26
Fees for Recreational Lessons	98	$164.17
Social, Recreation, Club Membership	92	$289.92
Exercise Equipment/Game Tables	88	$70.80
Other Sports Equipment	100	$7.92

Colorado	SPI	Average Spent
Fees for Participant Sports	115	$191.54
Fees for Recreational Lessons	119	$198.17
Social, Recreation, Club Membership	114	$361.22
Exercise Equipment/Game Tables	112	$89.84
Other Sports Equipment	115	$9.08

Average Amount Spent: The average amount spent for the service or item in a year.
SPI: Spending potential index as compared to the national number of 100.

[2] Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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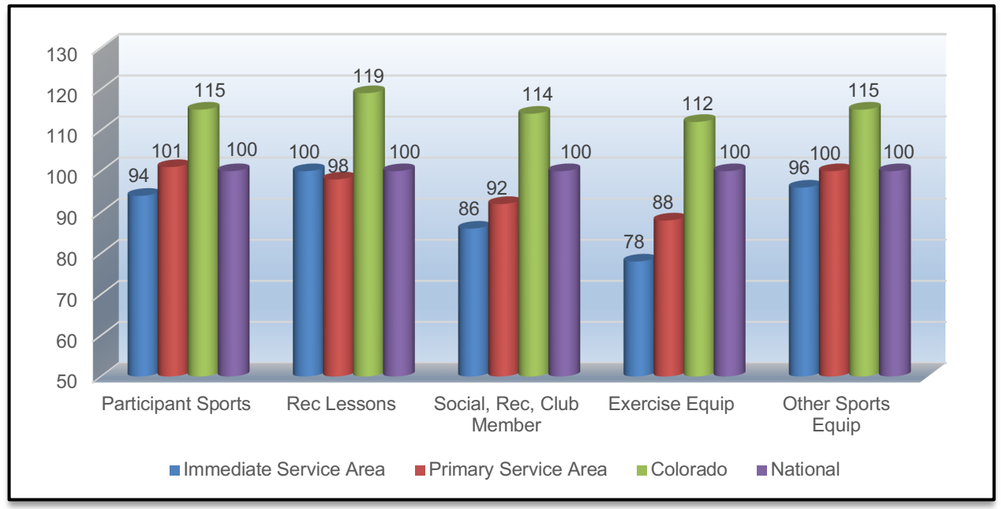
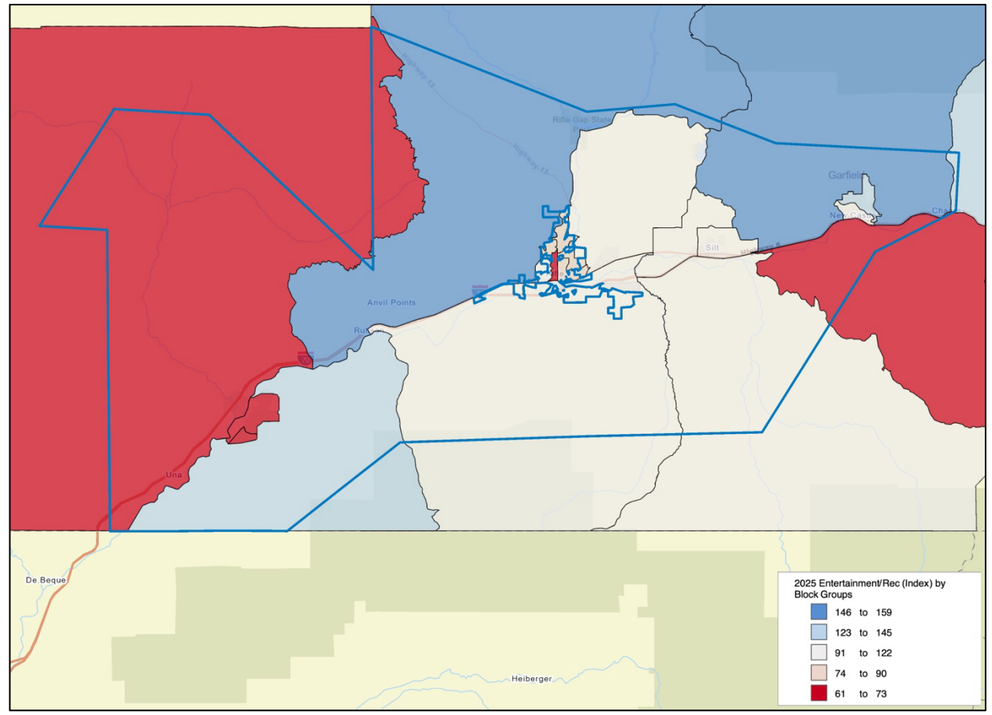
Chart K – Recreation Spending Potential Index:



Recreation Spending Potential Index by Census Block Group Map



TAPESTRY SEGMENTATION

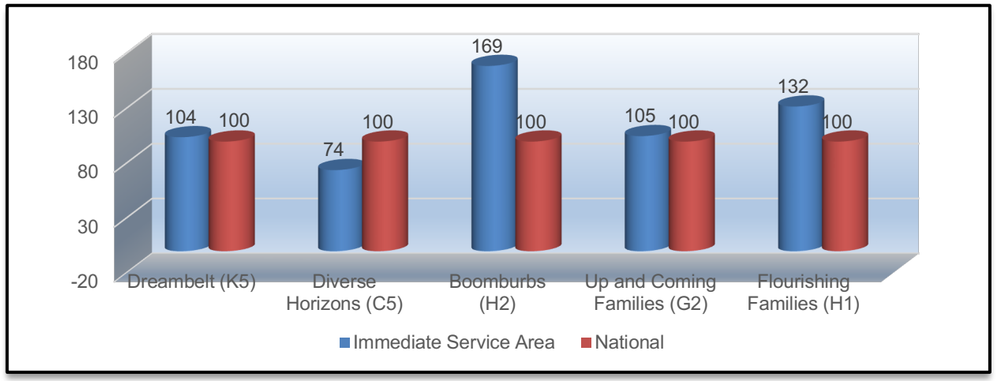
Tapestry Overview
ESRI's Tapestry Segmentation categorizes U.S. neighborhoods into 60 distinct segments organized into 12 "LifeMode" groups. Each segment reflects a specific blend of socioeconomic and demographic attributes—ranging from income and employment to housing type, education level, household composition, age, and other key drivers of consumer behavior.

For the Service Area(s), Tapestry segments offer a rich, community-level portrait of local residents—enabling tailored site selection/evaluation, marketing, and more effective audience targeting. Because it reflects aggregate trends, however, Tapestry data should never be used to make assumptions about any specific individual. For example, while a given segment may be characterized by high social-media engagement overall, not every household within that segment will necessarily be an avid social-media user.

On the following pages are the leading Tapestry segments for each service area, along with concise profiles of their defining characteristics. These insights, combined with our key-indicator and demographic analyses, will help the City of Rifle align its recreation programs, services, and facilities with the needs and interests of its community.

Immediate Service Area Tapestry Segment Comparison (ESRI estimates)

	Immediate Service Area		*Demographics*	
	Percent	**Cumulative Percent**	**Median Age**	**Median HH Income**
Dreambelt (K5)	34.1%	34.1%	41.5	$94,802
Diverse Horizons (C5)	24.3%	58.3%	35.2	$65,990
Boomburbs (H2)	20.8%	79.2%	34.5	$131,202
Up and Coming Families (G2)	17.2%	96.4%	33.6	$89,093
Flourishing Families (H1)	3.6%	99.9%	39.0	$111,751



Dreambelt (K5)	Middle-aged Western suburbanites with high rent and home prices	**Dreambelt (K5) -** These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. Regular exercise and medical checkups are integral to their routine.
Diverse Horizons (C5)	Large families in urban rental neighborhoods	**Diverse Horizons (C5)** - Members of these communities, many of whom were born outside the U.S., live in and around metropolitan areas with populations exceeding 2.5 million. Families tend to be large, and a sizable proportion of the population consists of children. Nonfamily households, including individuals living alone, represent about a third of this segment. Purchases often center around clothing, food, and supplies for young children. Residents tend to carry a balance on multiple credit cards.
Boomburbs (H2)	High-earning suburban families in the South and West	**Boomburbs (H2)** - These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier. They reside in newer single-family homes, typically constructed in 2000 or later. Spending centers around children, including clothing, medicine, toys, and entertainment. Individuals engage in regular exercise, eat organic foods, and spend time hiking and reading.

Up and Coming Families (G2)	Southern suburbanites with diverse family structures, education, and employment	**Up and Coming Families (G2)** - Residents in this segment tend to live in suburban neighborhoods. These are large, young families in a variety of household structures: married couples, both with and without children, make up about half of the households, with significant numbers of single-parent households, cohabiting couples with kids, and multigenerational families. There are many first-time homebuyers, and homeowners outnumber renters. Approximately half of homes in this segment were constructed in the last 5 to 10 years. Residents often commute longer distances, frequently outside their county of residence. These residents tend to spend money on their children, pets, and homes.
Flourishing Families (H1)	Large Southern and Midwestern suburban families in growing developments	**Flourishing Families (H1)** - Members of these communities reside mostly in lower-density, rapidly growing suburbs. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Many households have multiple vehicles, and long commutes are common. They often play board games and read books.

Primary Service Area Tapestry Segment Comparison (ESRI estimates)

	Primary Service Area		*Demographics*	
	Percent	**Cumulative Percent**	**Median Age**	**Median HH Income**
Dreambelt (K5)	17.3%	17.3%	41.5	$94,802
Flourishing Families (H1)	14.9%	32.3%	39.0	$111,751
Up and Coming Families (G2)	14.2%	46.5%	33.6	$89,093
Moderate Metros (C6)	13.5%	60.0%	38.1	$70,055
Mobile Meadows (E4)	11.8%	71.7%	35.1	$54,988

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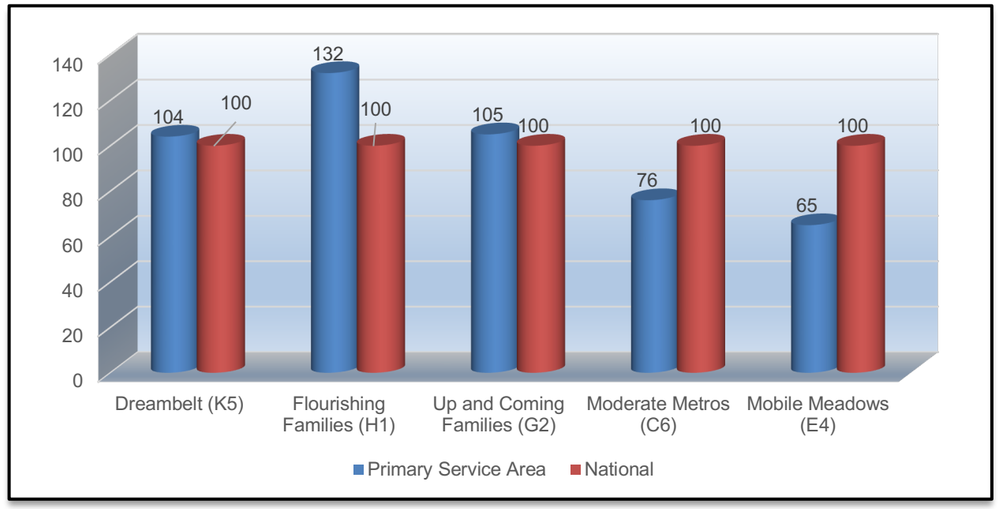

Dreambelt (K5)	Middle-aged Western suburbanites with high rent and home prices	**Dreambelt (K5) -** These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. Regular exercise and medical checkups are integral to their routine.
Flourishing Families (H1)	Large Southern and Midwestern suburban families in growing developments	**Flourishing Families (H1)** - Members of these communities reside mostly in lower-density, rapidly growing suburbs. Most householders are between the ages of 35 and 64, and households are mainly comprised of large families with children. Marriage rates are high. Members of this segment are often employed in professional roles and earn middle-tier incomes. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. Many households have multiple vehicles, and long commutes are common. They often play board games and read books.

Up and Coming Families (G2)	Southern suburbanites with diverse family structures, education, and employment	**Up and Coming Families (G2)** - Residents in this segment tend to live in suburban neighborhoods. These are large, young families in a variety of household structures: married couples, both with and without children, make up about half of the households, with significant numbers of single-parent households, cohabiting couples with kids, and multigenerational families. There are many first-time homebuyers, and homeowners outnumber renters. Approximately half of homes in this segment were constructed in the last 5 to 10 years. Residents often commute longer distances, frequently outside their county of residence. These residents tend to spend money on their children, pets, and homes.
Moderate Metros (C6)	Young, suburban households with moderate incomes	**Moderate Metros (C6**) - These neighborhoods are young, growing, and usually located in suburbs and the peripheries of metropolitan areas with relatively dense populations of at least half a million. Single-person households make up about one-third of total households, followed by married, cohabiting, or single persons with children. There is an above-average presence of preschool-age children. Clothing, groceries, and electronics are typical purchases. Residents look for deals at discount stores and focus on essential items. Radio and online music services are common sources of entertainment.
Mobile Meadows (E4)	Low-income mobile homes in the South and West	**Mobile Meadows (E4)** - These neighborhoods are predominantly found in metropolitan and micropolitan areas. A steady influx of immigration contributes to cultural diversity in these communities. Married and cohabiting couples outnumber single-individual households, and around a third of households have children. Incomes predominantly fall within the low to middle tiers, with some households supported by social security and other forms of public assistance. Homes in these neighborhoods are primarily mobile homes. Vehicles are a necessary part of everyday life, and abundant open space often surrounds these communities.

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SECTION IV – PARTICIPATION FIGURES

MARKET POTENTIAL INDEX FOR ADULT PARTICIPATION

Adult participation rates for a variety of activities were extracted via ESRI analysis. The resulting Market Potential Index (MPI) values for each service area are presented below.

MPI measures the relative likelihood of the adults or households in the specified area to exhibit certain consumer behaviors or purchase patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data is based upon national propensities to use various products and services, applied to local demographic composition. Usage data was collected by MRI-Simmons in a national representative survey of U.S. households, with ESRI providing forecasting.

Table A - Market Potential Index (MPI) for Participation in Activities in Immediate Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics/12 Mo	608	7.8%	105
Baseball/12 Mo	254	3.3%	109
Basketball/12 Mo	497	6.4%	111
Bicycling (Road)/12 Mo	755	9.7%	97
Boxing/12 Mo	159	2.0%	114
CrossFit/12 Mo	156	2.0%	117
Football/12 Mo	238	3.1%	110
Golf/12 Mo	601	7.7%	96
Ice Skating/12 Mo	196	2.5%	98
Jogging or Running/12 Mo	887	11.4%	110
Kickboxing/12 Mo	139	1.8%	127
Martial Arts/12 Mo	115	1.5%	112
Pickleball/12 Mo	277	3.6%	98
Pilates/12 Mo	266	3.4%	106
Ping Pong/12 Mo	299	3.8%	96
Soccer/12 Mo	343	4.4%	118
Softball/12 Mo	145	1.9%	103
Spinning/12 Mo	136	1.7%	105
Swimming/12 Mo	1,224	15.7%	96
Tennis/12 Mo	258	3.3%	93
Volleyball/12 Mo	221	2.8%	107
Walking for Exercise/12 Mo	2,522	32.3%	100
Weight Lifting/12 Mo	1,356	17.4%	114
Yoga/12 Mo	791	10.1%	106
Zumba/12 Mo	223	2.9%	105

Table B - Market Potential Index (MPI) for Participation in Activities in Immediate Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics/12 Mo	1,950	7.6%	102
Baseball/12 Mo	839	3.3%	110
Basketball/12 Mo	1,573	6.2%	108
Bicycling (Road)/12 Mo	2,486	9.7%	97
Boxing/12 Mo	568	2.2%	124
CrossFit/12 Mo	502	2.0%	114
Football/12 Mo	747	2.9%	106
Golf/12 Mo	2,041	8.0%	99
Ice Skating/12 Mo	651	2.6%	100
Jogging or Running/12 Mo	2,697	10.6%	102
Kickboxing/12 Mo	440	1.7%	122
Martial Arts/12 Mo	407	1.6%	121
Pickleball/12 Mo	904	3.5%	98
Pilates/12 Mo	906	3.6%	110
Ping Pong/12 Mo	1,005	3.9%	98
Soccer/12 Mo	1,056	4.1%	111
Softball/12 Mo	460	1.8%	100
Spinning/12 Mo	448	1.8%	106
Swimming/12 Mo	4,201	16.5%	101
Tennis/12 Mo	893	3.5%	98
Volleyball/12 Mo	738	2.9%	109
Walking for Exercise/12 Mo	8,389	32.9%	101
Weight Lifting/12 Mo	4,053	15.9%	104
Yoga/12 Mo	2,521	9.9%	103

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service Area.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in activities in both Service Areas is mostly higher than the national number of 100. In many cases, when a participation number is lower than the National number, this is due to a lack of facilities or an inability to pay for services and programs.

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

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PARTICIPATION NUMBERS

An in-depth survey of Americans' leisure-time spending is conducted annually by the National Sporting Goods Association, with its report published each May. The resulting participation data is used to map rates onto the Immediate and Primary Service Areas and determine market potential.

B*K combines the national average participation rate with three localized percentages—calculated for each Service Area based on age distribution, median household income, and regional factors—and averages them into a single service-area participation rate. Applied to the populations of both the Immediate and Primary Service Areas, this rate produces an estimate of market potential for various recreational activities.

Table C –Participation Rates in the Immediate Service Area

Activities	Age	Income	Region	Nation	Average
Aerobic	15.8%	16.5%	16.8%	15.8%	16.2%
Baseball	3.6%	4.5%	3.7%	3.5%	3.8%
Basketball	7.7%	10.6%	7.0%	7.7%	8.3%
Bicycle Riding	13.5%	15.6%	14.7%	13.2%	14.3%
Billiards/Pool	7.3%	8.5%	6.7%	7.3%	7.4%
Boxing	1.9%	2.9%	1.2%	1.9%	2.0%
Cheerleading	1.3%	1.8%	0.7%	1.3%	1.3%
Exercise Walking	34.2%	32.8%	34.1%	34.0%	33.8%
Exercise w/ Equipment	16.3%	16.6%	15.8%	16.4%	16.3%
Football (tackle)	2.2%	2.4%	1.5%	2.1%	2.0%
Golf	7.0%	6.4%	7.4%	7.0%	6.9%
Gymnastics	2.2%	3.6%	1.4%	2.1%	2.3%
Lacrosse	0.9%	1.4%	0.2%	0.9%	0.8%
Martial Arts/MMA	2.1%	3.2%	2.4%	2.0%	2.4%
Pickleball	4.9%	5.0%	6.5%	5.0%	5.3%
Pilates	2.5%	2.6%	2.6%	2.6%	2.6%
Running/Jogging	12.9%	16.0%	11.2%	13.1%	13.3%
Soccer	5.3%	7.5%	5.1%	5.1%	5.7%
Softball	2.6%	3.6%	2.7%	2.5%	2.8%
Swimming	15.6%	16.2%	15.8%	15.2%	15.7%
Table Tennis/Ping Pong	4.6%	5.9%	4.8%	4.6%	5.0%
Tennis	4.9%	6.9%	2.9%	4.8%	4.9%
Volleyball	3.5%	4.7%	3.3%	3.5%	3.8%
Water Skiing	1.3%	2.2%	1.2%	1.3%	1.5%
Weight Lifting	11.9%	11.0%	13.5%	12.2%	12.2%
Workout @ Clubs	9.7%	10.3%	9.7%	9.9%	9.9%
Wrestling	1.2%	1.6%	0.6%	1.2%	1.1%
Yoga	9.3%	11.1%	8.8%	9.3%	9.6%

Table D –Participation Rates in the Primary Service Area

Activities	Age	Income	Region	Nation	Average
Aerobic	15.8%	16.5%	16.8%	15.8%	16.2%
Baseball	3.6%	4.5%	3.7%	3.5%	3.8%
Basketball	7.7%	10.6%	7.0%	7.7%	8.3%
Bicycle Riding	13.5%	15.6%	14.7%	13.2%	14.3%
Billiards/Pool	7.3%	8.5%	6.7%	7.3%	7.4%
Boxing	1.9%	2.9%	1.2%	1.9%	2.0%
Cheerleading	1.3%	1.8%	0.7%	1.3%	1.3%
Exercise Walking	34.2%	32.8%	34.1%	34.0%	33.8%
Exercise w/ Equipment	16.3%	16.6%	15.8%	16.4%	16.3%
Football (tackle)	2.2%	2.4%	1.5%	2.1%	2.0%
Golf	7.0%	6.4%	7.4%	7.0%	6.9%
Gymnastics	2.2%	3.6%	1.4%	2.1%	2.3%
Lacrosse	0.9%	1.4%	0.2%	0.9%	0.8%
Martial Arts/MMA	2.1%	3.2%	2.4%	2.0%	2.4%
Pickleball	4.9%	5.0%	6.5%	5.0%	5.3%
Pilates	2.5%	2.6%	2.6%	2.6%	2.6%
Running/Jogging	12.9%	16.0%	11.2%	13.1%	13.3%
Soccer	5.3%	7.5%	5.1%	5.1%	5.7%
Softball	2.6%	3.6%	2.7%	2.5%	2.8%
Swimming	15.6%	16.2%	15.8%	15.2%	15.7%
Table Tennis/Ping Pong	4.6%	5.9%	4.8%	4.6%	5.0%
Tennis	4.9%	6.9%	2.9%	4.8%	4.9%
Volleyball	3.5%	4.7%	3.3%	3.5%	3.8%
Water Skiing	1.3%	2.2%	1.2%	1.3%	1.5%
Weight Lifting	11.9%	11.0%	13.5%	12.2%	12.2%
Workout @ Clubs	9.7%	10.3%	9.7%	9.9%	9.9%
Wrestling	1.2%	1.6%	0.6%	1.2%	1.1%
Yoga	9.3%	11.1%	8.8%	9.3%	9.6%

Age: Participation based on individuals ages 7 & Up of the Service Area.
Income: Participation based on the 2025 estimated median household income in the Service Area.
Region: Participation based on regional statistics (Mountain).
National: Participation based on national statistics.
Average: Average of the four columns.

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ANTICIPATED PARTICIPATION NUMBER

Utilizing the average percentage from Table C and D above plus the 2020 census information and census estimates for 2025 and 2030 (over age 7) the following comparisons are available.

Table E –Participation Growth or Decline for Indoor Activities in Immediate Service Area

Indoor Activities	Average	2020 Population	2025 Population	2030 Population	Difference
Aerobic	16.2%	4,968	5,046	5,026	58
Baseball	3.8%	1,172	1,190	1,186	14
Basketball	8.3%	2,532	2,572	2,561	30
Bicycle Riding	14.3%	4,369	4,437	4,420	51
Billiards/Pool	7.4%	2,282	2,318	2,309	27
Boxing	2.0%	603	612	610	7
Cheerleading	1.3%	392	398	396	5
Exercise Walking	33.8%	10,348	10,511	10,470	122
Exercise w/ Equipment	16.3%	4,989	5,067	5,047	59
Football (tackle)	2.0%	625	635	632	7
Golf	6.9%	2,127	2,161	2,152	25
Gymnastics	2.3%	709	720	718	8
Lacrosse	0.8%	258	262	261	3
Martial Arts/MMA	2.4%	741	753	750	9
Pickleball	5.3%	1,638	1,664	1,658	19
Pilates	2.6%	793	805	802	9
Running/Jogging	13.3%	4,077	4,141	4,125	48
Soccer	5.7%	1,759	1,787	1,780	21
Softball	2.8%	871	885	881	10
Swimming	15.7%	4,811	4,887	4,868	57
Table Tennis/Ping Pong	5.0%	1,522	1,546	1,540	18
Tennis	4.9%	1,492	1,515	1,509	18
Volleyball	3.8%	1,151	1,169	1,164	14
Water Skiing	1.5%	458	465	463	5
Weight Lifting	12.2%	3,723	3,782	3,767	44
Workout @ Clubs	9.9%	3,034	3,082	3,070	36
Wrestling	1.1%	350	355	354	4
Yoga	9.6%	2,946	2,993	2,981	35

Table F –Participation Growth or Decline for Indoor Activities in Primary Service Area

Indoor Activities	Average	2020 Population	2025 Population	2030 Population	Difference
Aerobic	16.2%	4,968	5,046	5,026	58
Baseball	3.8%	1,172	1,190	1,186	14
Basketball	8.3%	2,532	2,572	2,561	30
Bicycle Riding	14.3%	4,369	4,437	4,420	51
Billiards/Pool	7.4%	2,282	2,318	2,309	27
Boxing	2.0%	603	612	610	7
Cheerleading	1.3%	392	398	396	5
Exercise Walking	33.8%	10,348	10,511	10,470	122
Exercise w/ Equipment	16.3%	4,989	5,067	5,047	59
Football (tackle)	2.0%	625	635	632	7
Golf	6.9%	2,127	2,161	2,152	25
Gymnastics	2.3%	709	720	718	8
Lacrosse	0.8%	258	262	261	3
Martial Arts/MMA	2.4%	741	753	750	9
Pickleball	5.3%	1,638	1,664	1,658	19
Pilates	2.6%	793	805	802	9
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Yoga	9.6%	2,946	2,993	2,981	35

Note: These figures do not necessarily translate into attendance figures for various activities or programs.

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PARTICIPATION BY ETHNICITY AND RACE

The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2024 survey, the following comparisons are possible.

Immediate Service Area Comparison of National, African American and Hispanic Participation Rates

Indoor Activity	Immediate Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	16.2%	15.8%	13.1%	17.8%
Baseball	3.8%	3.5%	2.4%	4.1%
Basketball	8.3%	7.7%	13.9%	8.0%
Bicycle Riding	14.3%	13.2%	11.0%	12.4%
Billiards/Pool	7.4%	7.3%	5.3%	7.3%
Boxing	2.0%	1.9%	3.6%	2.8%
Cheerleading	1.3%	1.3%	1.7%	1.3%
Exercise Walking	33.8%	34.0%	28.5%	27.9%
Exercise w/ Equipment	16.3%	16.4%	15.6%	15.2%
Football (tackle)	2.0%	2.1%	3.4%	2.1%
Golf	6.9%	7.0%	3.4%	4.5%
Gymnastics	2.3%	2.1%	2.8%	2.3%
Lacrosse	0.8%	0.9%	1.0%	0.5%
Martial Arts/MMA	2.4%	2.0%	2.3%	2.7%
Pickleball	5.3%	5.0%	2.4%	4.1%
Pilates	2.6%	2.6%	2.5%	2.5%
Running/Jogging	13.3%	13.1%	15.6%	15.6%
Soccer	5.7%	5.1%	4.2%	6.5%
Softball	2.8%	2.5%	1.6%	3.4%
Swimming	15.7%	15.2%	8.5%	12.4%
Table Tennis/Ping Pong	5.0%	4.6%	3.1%	3.2%
Tennis	4.9%	4.8%	3.7%	3.9%
Volleyball	3.8%	3.5%	2.5%	3.6%
Water Skiing	1.5%	1.3%	0.7%	0.9%
Weight Lifting	12.2%	12.2%	12.8%	12.8%
Workout @ Clubs	9.9%	9.9%	8.9%	9.5%
Wrestling	1.1%	1.2%	1.9%	1.3%
Yoga	9.6%	9.3%	7.5%	8.8%

There is a significant Hispanic population of over 40% in the Immediate Service Area; there is not a significant Black population (less than 1%).

Primary Service Area Comparison of National, African American and Hispanic Participation Rates

Indoor Activity	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Aerobic	16.2%	15.8%	13.1%	17.8%
Baseball	3.8%	3.5%	2.4%	4.1%
Basketball	8.3%	7.7%	13.9%	8.0%
Bicycle Riding	14.3%	13.2%	11.0%	12.4%
Billiards/Pool	7.4%	7.3%	5.3%	7.3%
Boxing	2.0%	1.9%	3.6%	2.8%
Cheerleading	1.3%	1.3%	1.7%	1.3%
Exercise Walking	33.8%	34.0%	28.5%	27.9%
Exercise w/ Equipment	16.3%	16.4%	15.6%	15.2%
Football (tackle)	2.0%	2.1%	3.4%	2.1%
Golf	6.9%	7.0%	3.4%	4.5%
Gymnastics	2.3%	2.1%	2.8%	2.3%
Lacrosse	0.8%	0.9%	1.0%	0.5%
Martial Arts/MMA	2.4%	2.0%	2.3%	2.7%
Pickleball	5.3%	5.0%	2.4%	4.1%
Pilates	2.6%	2.6%	2.5%	2.5%
Running/Jogging	13.3%	13.1%	15.6%	15.6%
Soccer	5.7%	5.1%	4.2%	6.5%
Softball	2.8%	2.5%	1.6%	3.4%
Swimming	15.7%	15.2%	8.5%	12.4%
Table Tennis/Ping Pong	5.0%	4.6%	3.1%	3.2%
Tennis	4.9%	4.8%	3.7%	3.9%
Volleyball	3.8%	3.5%	2.5%	3.6%
Water Skiing	1.5%	1.3%	0.7%	0.9%
Weight Lifting	12.2%	12.2%	12.8%	12.8%
Workout @ Clubs	9.9%	9.9%	8.9%	9.5%
Wrestling	1.1%	1.2%	1.9%	1.3%
Yoga	9.6%	9.3%	7.5%	8.8%

There is a significant Hispanic population of over 32% in the Primary Service Area; there is not a significant Black population (less than 1%).

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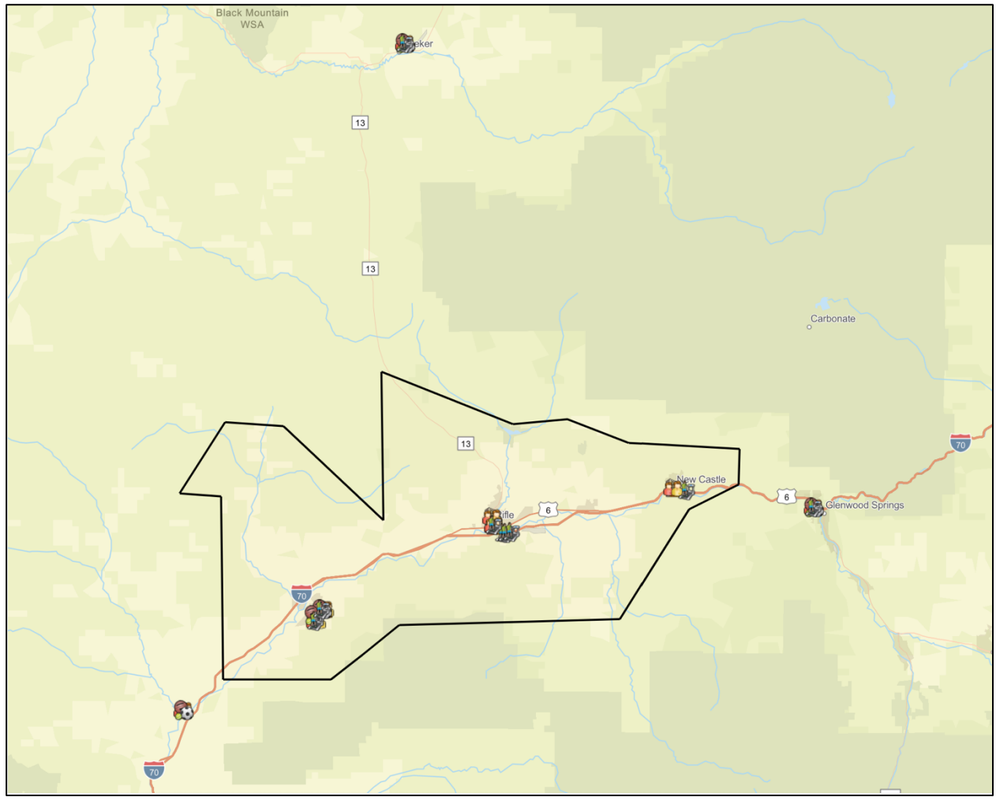
SECTION V - ALTERNATE PROVIDERS ANALYSIS

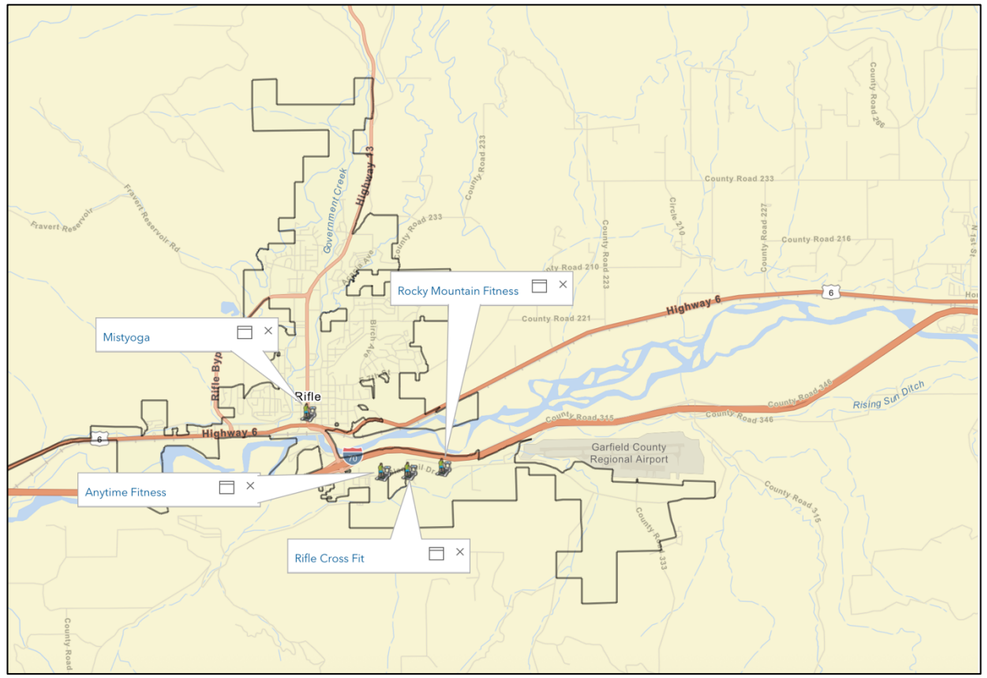
An important component of this feasibility study is understanding the other organizations and facilities in and around Rifle that provide recreation, fitness, meeting, or wellness opportunities. This helps identify potential overlaps, gaps, and partnership opportunities.

Ballard*King & Associates looked at providers not only within the Immediate and Primary Service Area, but key providers slightly outside this area, particularly with respect to public recreation providers. Alternate providers identified include: Anytime Fitness, Full Throttle Dance, Garfield County Fairgrounds, Mistyoga, Rifle Branch Library (indoor office space), Rifle Climbing Center, Rifle Cowork (indoor office space), Rifle Cross Fit, Rocky Mountain Fitness, Super Kidz Play Park, John and Jody Lyons , Old Middle School, Be Fitness Revolution, Defiance West Strength and Conditioning, Medley on Main, New Castle Community Center (indoor office space), Meeker Recreation Center, Glenwood Springs Recreation Center, DeBeque Activity Center, Grand Valley Recreation Center and the RE-16 District Building.



(All Alternate Providers shown with Icons.)

In evaluating alternate providers in the Service Area(s), the assessment shows that the Immediate Service Area, the City of Rifle, is served primarily by private fitness providers, such as Anytime Fitness, Rocky Mountain Fitness, Mistyoga, and Rifle CrossFit. These facilities focus on fitness-only offerings—primarily weight training, cardio, yoga, and group exercise. They operate on membership models, do not provide aquatics or large multipurpose spaces, and generally do not serve youth or seniors beyond specialized fitness classes.



(Detail of Immediate Service Area with Fitness Providers.)

Several public facilities supplement this landscape, including the Garfield County Fairgrounds, Rifle Branch Library, and nearby recreation centers in Glenwood Springs, Battlement Mesa, Meeker, and New Castle. These provide access to community rooms, gymnasiums, and in some cases aquatics, but are located outside Rifle or serve different primary purposes. Local meeting room spaces, such as Rifle Cowork and the Library, provide small-scale gathering capacity but not large recreation amenities.

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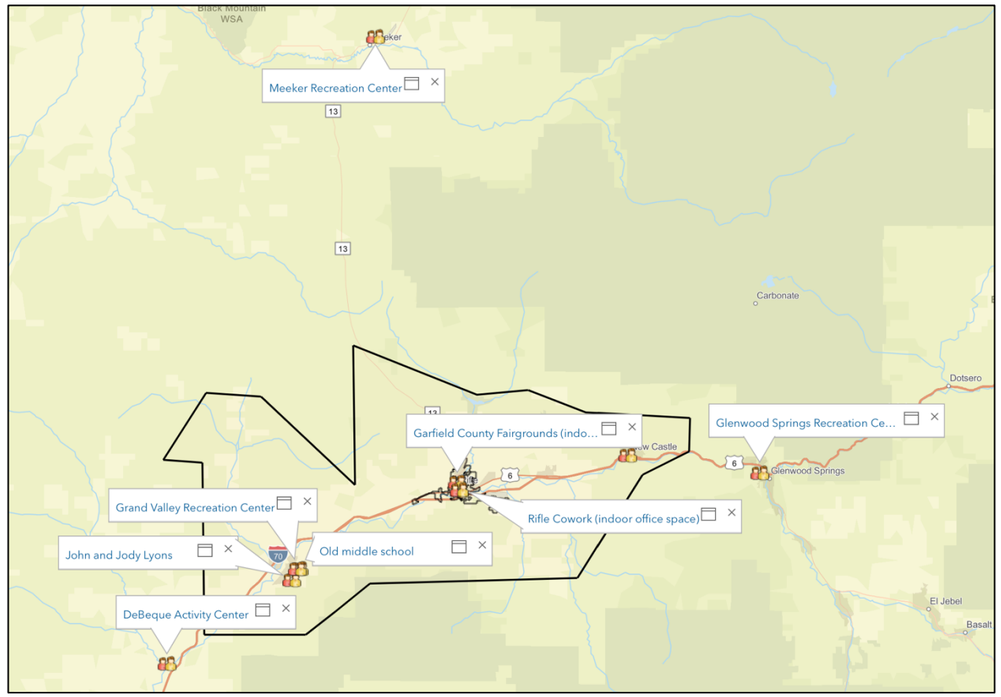

(Public and Meeting Room Spaces.)

The overall picture is that Rifle has a variety of niche or single-purpose providers, such as boutique fitness studios, coworking/meeting spaces, or regional recreation centers outside the City of Rifle, but lacks a comprehensive, publicly accessible recreation facility that integrates fitness, aquatics, gymnasium space, youth and adult programs, and community gathering areas under one roof. This gap highlights the opportunity for a new recreation center in Rifle to serve as the central hub for recreation and wellness, complementing, rather than duplicating, the services of existing providers.

Because there are several private fitness providers close to Rifle, it will be important to explain how the fitness space in the proposed new facility is meant to complement - not replace - what already exists. A study presented at the 2020 NRPA Conference by Joseph T. Walker, PhD, and Zachary Beldon, MA, University of North Texas, showed that new community recreation centers can actually grow the overall fitness market. In their research, residents joined the municipal center at high rates while private club memberships stayed steady, and the added exposure to fitness programs created new opportunities for private providers to expand their services and attract more participants.

ALTERNATE PROVIDERS (LIST)

Facility Name	City	Amenities	Ownership	Pool	Fitness Center	Gym	Climbing Wall	Ice Rink	Group Fitness	Childcare	Dance	Yoga	Racquet ball or Tennis	Meeting Rooms	Youth Programs	Adult Programs
Anytime Fitness	Rifle	24/7 access, cardio, free weights, Olympic weights, showers, group fitness, personal training	Private		x				x							
Full Throttle Dance	Rifle	Dance instruction (ballet, jazz, hip-hop, contemporary), youth dance programs, recitals	Private								x				x	
Garfield County Fairgrounds (indoor office space)	Rifle	Event center, indoor/outdoor arenas, meeting rooms, concession, rentals	Public											x		
Mistyoga	Rifle	Yoga Studio	Private		x							x				
Rifle Branch Library (indoor office space)	Rifle	Study rooms, meeting spaces, public computers, Wi-Fi, printing/copying, programs & events	Public											x		
Rifle Climbing Center	Rifle	Indoor climbing gym, bouldering, top-rope, climbing classes, youth programs	Private				x								x	
Rifle Cowork (indoor office space)	Rifle	Coworking desks, private offices, meeting rooms, Wi-Fi, printers, lounge/coffee	Private												x	
Rifle Cross Fit	Rifle	CrossFit workouts, group training, functional fitness equipment	Private		x				x							
Rocky Mountain Fitness	Rifle	24/7 access, weight room, turf room, group classes (spin, step), personal training, showers, lockers	Private		x				x							
Super Kidz Play Park	Rifle	Indoor playground, toddler area, inflatables, birthday party rooms, concessions	Private													
John and Jody Lyons	Parachute	Private studio space; yoga/fitness classes and rentals (community listing space to rent out for yoga)	Private		x							x		x		
Old Middle School	Parachute	Multi-purpose gym and rooms, community rentals (managed via Battlement Mesa Parks & Rec)	Public											x		
Be Fitness Revolution	New Castle	Personal training, group fitness, functional training, cardio & weights	Private		x				x							
Defiance West Strength and Conditioning	New Castle	Strength & conditioning gym, small-group classes, coaching, Olympic lifting	Private						x							
Medley on Main	New Castle	Yoga classes, wellness workshops, holistic health programming	Private									x				
New Castle Community Center (indoor office space)	New Castle	Community rooms, youth/adult programs, sports leagues, arts & crafts, rentals	Public											x	x	x
Meeker Recreation Center	Meeker	Indoor pool, gymnasium, fitness room, racquetball, event rooms, lounge, youth/adult sports programs	Public	x	x	x							x	x	x	x
Glenwood Springs Recreation Center	Glenwood Springs	Aquatic center, climbing wall, gymnasium, fitness center, ice rink, group fitness, childcare, rentals	Public		x	x	x	x	x	x				x		
DeBeque Activity Center	De Beque	74,00 sq. ft, gymnasium, industrial kitchen, meeting room	Public			x								x		
Grand Valley Recreation Center	Battlement Mesa	Indoor track, weight room, basketball, tennis, swimming pool, racquetball, hot tub, group fitness, childcare, rentals	Public	x	x	x			x	x			x	x		
RE-16 District Building	Battlement Mesa	indoor gym for basketball and pickleball	Public			x										

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APPENDIX A: NATIONAL RECREATION AND PARK AND ASSOCIATION

NATIONAL SUMMARY OF SPORTS PARTICIPATION

The following chart summarizes participation for indoor activities utilizing information from the 2024 National Sporting Goods Association survey.

Table E – Sports Participation Summary

	Nat'l Rank[3]	Nat'l Participation (in millions)
Aerobic Exercise	N/A	N/A
Baseball	27	10.7
Basketball	13	23.9
Bicycle Riding	5	40.6
Boxing	45	6.0
Cheerleading	50	3.7
Exercise Walking	1	105.1
Exercise w/ Equip	3	50.7
Football (tackle)	35	6.6
Golf	16	21.6
Gymnastics	40	6.5
Lacrosse	56	2.6
Martial Arts/MMA	41	6.3
Pickleball	19	15.4
Pilates	30	8.0
Running/Jogging	6	40.4
Soccer	18	15.8
Softball	31	7.9
Table Tennis/Ping Pong	21	14.2
Tennis	20	15.0
Volleyball	26	10.8
Weightlifting	8	37.6
Workout @ Club	9	30.7
Wrestling	51	3.7
Yoga	12	28.6

Nat'l Rank: Popularity of sport based on national survey.
Nat'l Participation: Population that participate in this sport on national survey.

[3] This rank is based upon the 58 activities reported on by NSGA in their 2024 survey instrument.

NATIONAL PARTICIPATION BY AGE GROUP

Within the NSGA survey, participation is broken down by age groups. As such B*K can identify the top 3 age groups participating in the activities reflected in this report.

Chart F – Participation by Age Group:

	Largest	Second Largest	Third Largest
Aerobic Exercise	35-44	25-34	45-54
Baseball	7-11	12-17	35-44
Basketball	12-17	25-34	35-44
Bicycle Riding	7-11	35-44	25-34
Boxing	25-34	35-44	18-24
Cheerleading	12-17	7-11	35-44
Exercise Walking	55-64	25-34	35-44
Exercise w/ Equip	25-34	35-44	45-54
Football (tackle)	12-17	25-34	35-44
Golf	35-44	25-34	55-64
Gymnastics	7-11	12-17	25-34
Lacrosse	12-17	25-34	7-11
Martial Arts/MMA	7-11	12-17	35-44
Pickleball	55-64	45-54	35-44
Pilates	25-34	35-44	45-54
Running/Jogging	25-34	35-44	12-17
Soccer	7-11	12-17	25-34
Softball	7-11	12-17	35-44
Table Tennis/Ping Pong	25-34	35-44	12-17
Tennis	35-44	25-343	12-17
Volleyball	12-17	25-34	35-44
Weightlifting	25-34	35-44	45-54
Workout @ Club	25-34	335-44	45-54
Wrestling	12-17	35-44	25-34
Yoga	25-34	35-44	45-54

Largest: Age group with the highest rate of participation.
Second Largest: Age group with the second highest rate of participation.
Third Largest: Age group with the third highest rate of participation.

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NATIONAL SPORTS PARTICIPATION TRENDS

Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2015-2024).

Table G – National Activity Trend (in millions)

	2015 Participation	2024 Participation	Percent Increase
Aerobic Exercise	45.1	N/A	N/A
Baseball	11.8	10.6	-10.2%
Basketball	24.8	23.9	-3.6%
Bicycle Riding	36.0	40.6	12.8%
Boxing	3.6	6.0	66.7%
Cheerleading	3.7	3.9	5.4%
Exercise Walking	106.3	105.1	-1.1%
Exercise w/ Equip	56.3	50.7	-9.9%
Football (tackle)	7.8	6.6	-15.4
Golf	18.6	21.6	16.1%
Gymnastics	5.8	6.5	12.1%
Lacrosse	2.9	2.6	-10.3%
Martial Arts/MMA	6.6	6.3	-4.5%
Pickleball	N/A[1]	15.4	805.9%[4]
Pilates	5.6	8.0	42.9%
Running/Jogging	44.5	40.4	-9.2%
Soccer	14.1	15.8	12.1%
Softball	9.8	7.9	-19.4%
Table Tennis/Ping Pong	10.5	14.2	35.2%
Tennis	12.8	15.0	17.2%
Volleyball	10.7	10.8	1.7%
Weightlifting	34.8	37.6	8.0%
Workout @ Club	36.6	30.7	-16.1%
Wrestling	3.0	3.7	23.3%
Yoga	30.7	28.6	-6.8%

2015 Participation: The number of participants per year in the activity (in millions) in the United States.
2024 Participation: The number of participants per year in the activity (in millions) in the United States.
Percent Change: The percent change in the level of participation from 2015 to 2024.

[4] Participation for this activity was not tracked in 2015, so this increase is computed from 2019

APPENDIX B: NATIONAL ENDOWMENT FOR THE ARTS (NEA)

The NEA provides insight into how Americans are spending their time with art and art-like activities. The Survey of Public Participation in the Arts (SPPA) is the nation's largest, most representative survey of adult patterns of arts participation in the United States. The NEA completes its survey on only an occasional basis with the last three available reports being in years 2012, 2017 and 2022.

Percentage of U.S. Adult Attending a Performing Arts Activity at Least Once in the Past 12-Months

				Rate of Change	
Music	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Outdoor Performing Arts Festival	20.8%	24.2%	18.7%	-2.1%	-5.5%
Jazz	8.1%	8.6%	6.3%	-1.8%	-2.3%
Classical Music	8.8%	8.6%	4.6%	-4.2%	-4.0%
Latin Music	5.1%	5.9%	3.9%	-1.2%	-2.0%
Opera	2.1%	2.2%	0.7%	-1.4%	-1.5%

				Rate of Change	
Plays	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Musical Plays	15.2%	16.5%	10.3%	-4.9%	-6.2%
Non-Musical Plays	8.3%	9.4%	4.5%	-3.8%	-4.9%

				Rate of Change	
Dance	**2012**	**2017**	**2022**	**2012-2022**	**2017-2022**
Other Dance	5.6%	6.3%	3.3%	-2.3%	-3.0%
Ballet	2.7%	3.1%	2.0%	-0.7%	-1.1%

- Following a minimal increase in almost all arts attendance that occurred from 2012-2017, participation rates decreased from 2017-2022.
- Changes in the U.S. demographic composition appear to have contributed to attendance in performing arts attendance. Still, various subgroups of Americans have decreased attendance rates for individual art forms. Covid-19 played its role in the decrease in participation as well.
- The most popular site to attend in-person arts events was an open-air facility (parks, pavilions, amphitheaters) at 17.1%. The next venue is restaurants, bars, nightclubs and coffee shops (10.3%) with the remainder fairly equal including schools, churches and community centers and libraries.
- Those who attended learned about the event most frequently through social media (17.0%) then through friends (14.7%) with traditional media next (11.3%).

PERCENTAGE OF U.S. ADULTS ATTENDING VISUAL ARTS ACTIVITIES / EVENTS

				Rate of Change	
	2012	**2017**	**2022**	**2012-2022**	**2017-2022**
Parks/Historical Buildings	22.4%	28.3%	26.0%	+3.6%	-2.3%
Art Museums/Galleries	21.0%	23.7%	17.7%	-3.3%	-6.0%
Craft/Visual Arts Festivals	23.9%	23.8%	17.1%	-6.8%	-6.7%

- Art Museums/Galleries and Parks/Historical Buildings attendance has increased from 2012 to 2017 but decreased in 2022.
- Craft/Visual Arts Festivals have seen a decline between 2012-2022.

READING BOOKS AND LITERATURE

Reading Activity

				Rate of Change	
	2012	**2017**	**2022**	**2012-2022**	**2017-2022**
Read any Book, non-required	54.6%	52.7%	48.5%	-6.1%	-4.2%
Literature	47.0%	44.2%	39.6%	-7.4%	-4.6%
Novels and Short Stories	45.2%	41.8%	37.6%	-7.6%	-4.2%
Plays	2.9%	3.7%	2.4%	-0.5%	-1.3%
Poetry	6.7%	11.7%	9.2%	+2.5%	-2.5%

Percent of U.S. Adults Who Read and/or Listened to Books in 2022

	Percentage
Read Books and/or Listened to Audiobooks	51.9%
Read Books	48.5%
Listened to Audiobooks	18.5%

Percentage of U.S. Adults Who Read Literary Works and/or Listened to Them via Streaming, Broadcasts, or Recordings in 2022

	Read	Listened via Media	Read and/or Listened via Media
Novels or short stories	37.6%	17.6%	43.2%
Poetry	9.2%	4.8%	11.5%
Plays	2.4%	N/A	N/A

- Read any Book (non-required), Literature, and Novels and Short Stories have seen a decline between 2012 and 2022. In 2022, fewer than 50 percent of adults read any book (in print or electronically) in the previous 12 months. This rate is four and six points lower than in 2017 and 2012.

- Plays and Poetry saw an increase between 2012 to 2017, but decreased 2017 to 2022.

CONSUMING ART THROUGH ELECTRONIC MEDIA

Percent of U.S. Adults Who Consumed Art via Electronic or Digital Media

	2017	2022	Rate of Change
Watched or listened to other kinds of music	65.2%	63.0%	-2.2%
Watched or listened to documentaries of any kind	n/a	37.0%	n/a
Watched or listened to programs, podcasts, or other video or audio content about music, dance, or theater	n/a	18.4%	n/a
Watched or listened to jazz music	20.0%	16.3%	-3.7%
Watched or listened to Latin, Spanish, or salsa music	18.5%	16.8%	-2.7%
Watched or listened to classical music or opera	20.6%	14.3%	-6.3%
Watched or listened to programs, podcasts, or other video or audio content about books or writers	19.1%	13.6%	-5.5%
Viewed art via device	16.0%	11.1%	-5.9%
Watched or listened to theater productions	16.2%	11.0%	-5.2%
Watched or listened to dance performances	14.1%	9.9%	-4.2%
Watched or listened to programs, podcasts, or other video or audio content about the visual arts	14.0%	9.0%	-5.0%
Viewed or interacted with an art exhibit or performance via device in a museum, theater, or concert hall	16.0%	7.1%	-8.9%

- Sixty-three percent of adults used media in 2022 to listen to music other than jazz music, Latin, Spanish, or salsa music, or classical music or opera.

- In 2022, 14 percent of adults consumed programs or podcasts about books or writers in 2022.

MAKING AND SHARING ART

Percent of U.S. Adults Who Performed or Created Art, by Selected Activities

	2017	2022	Rate of Change
Do social dancing, including dancing at weddings, clubs, or other social settings	24.0%	21.8%	-2.2%
Sing alone, in a social gathering, or in a group or choir	25.4%	20.2%	-4.2%
Take photographs as an artistic activity	13.8%	13.3%	-0.5%
Do weaving, crocheting, quilting, needlepoint, knitting, or sewing	11.7%	11.7%	—
Play a musical instrument	10.9%	11.4%	+0.5%
Create other visual art	13.4%	10.7%	-2.4%
Create leatherwork, metalwork, or woodwork	6.6%	9.0%	+2.4%
Do creative writing, such as fiction, non-fiction, poetry, or plays	6.6%	6.9%	-0.3%
Create any performance or work of visual art using a computer or mobile device	3%	4.5%	+1.5%
Create pottery, ceramics, or jewelry	4.1%	4.4%	-0.3%
Create films or videos as an artistic activity	5.2%	4.0%	-1.2%
Play a musical instrument with one or more partners, a band, orchestra, or other music group	3.9%	3.0%	-0.9%
Perform or practice dance	3.5%	2.0%	-1.5%
Design, code, or create any games, software, or tools	n/a	2.0%	—
Do acting	2.3%	1.6%	-0.7%

The proportion of adults singing declined from 2017 to 2022, by five percentage points.

Social dancing took the place of singing as the most popular activity across all forms of personal arts performance and creation.

PARTICIPATING IN ARTS LEARNING

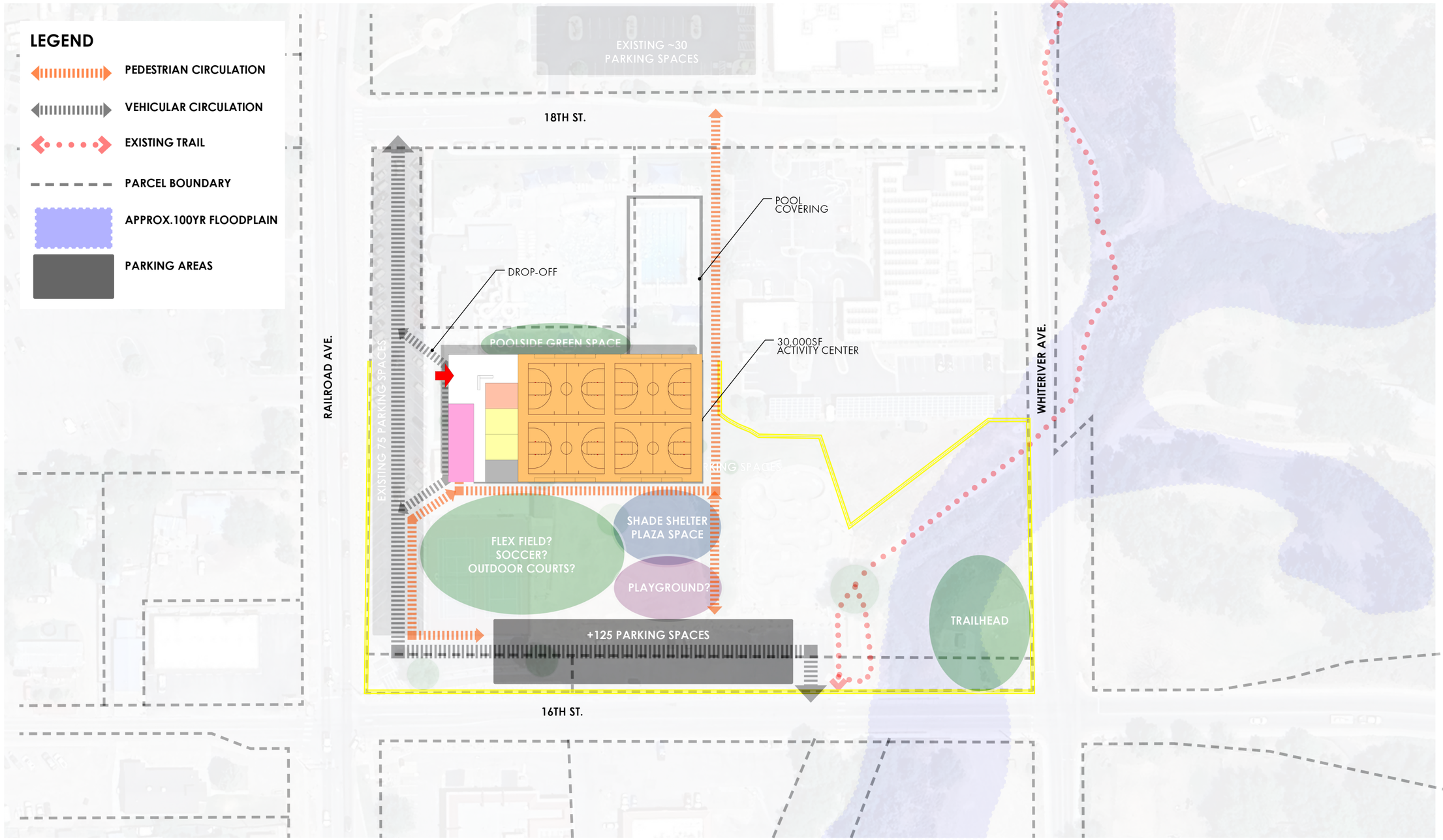
Percent of U.S. Adults Who Learned an Art Form 2022

	Who Took Classes or Lessons	Who Learned by Other Means	Who Learned Either through Classes, Lessons or Other Means
Any Arts Subject	11.8%	25.5%	29.1%
Music	3.8%	12.1%	14.2%
Dance	2.1%	6.7%	8.0%
Photography or filmmaking	1.8%	6.6%	7.4%
Other visual arts	2.6%	6.4%	7.1%
Art history or art or music appreciation	2.1%	5.8%	6.9%
Creative coding, computer animation, or digital art	2.3%	4.1%	4.8%
Creative writing	1.9%	3.6%	4.7%
Acting or theater	0.8%	1.7%	2.1%

- Just under 4 percent of adults learned vocal or instrumental music through classes or lessons, while 12 percent learned through other means (e.g., through friends, as part of a family tradition, or teaching oneself).

- Six percent of adults took classes or lessons in photography, while 2 percent learned through other means.

- Whether through classes/lessons or other means, nearly 5 percent of adults learned about computer animation, creative coding, or digital art making.

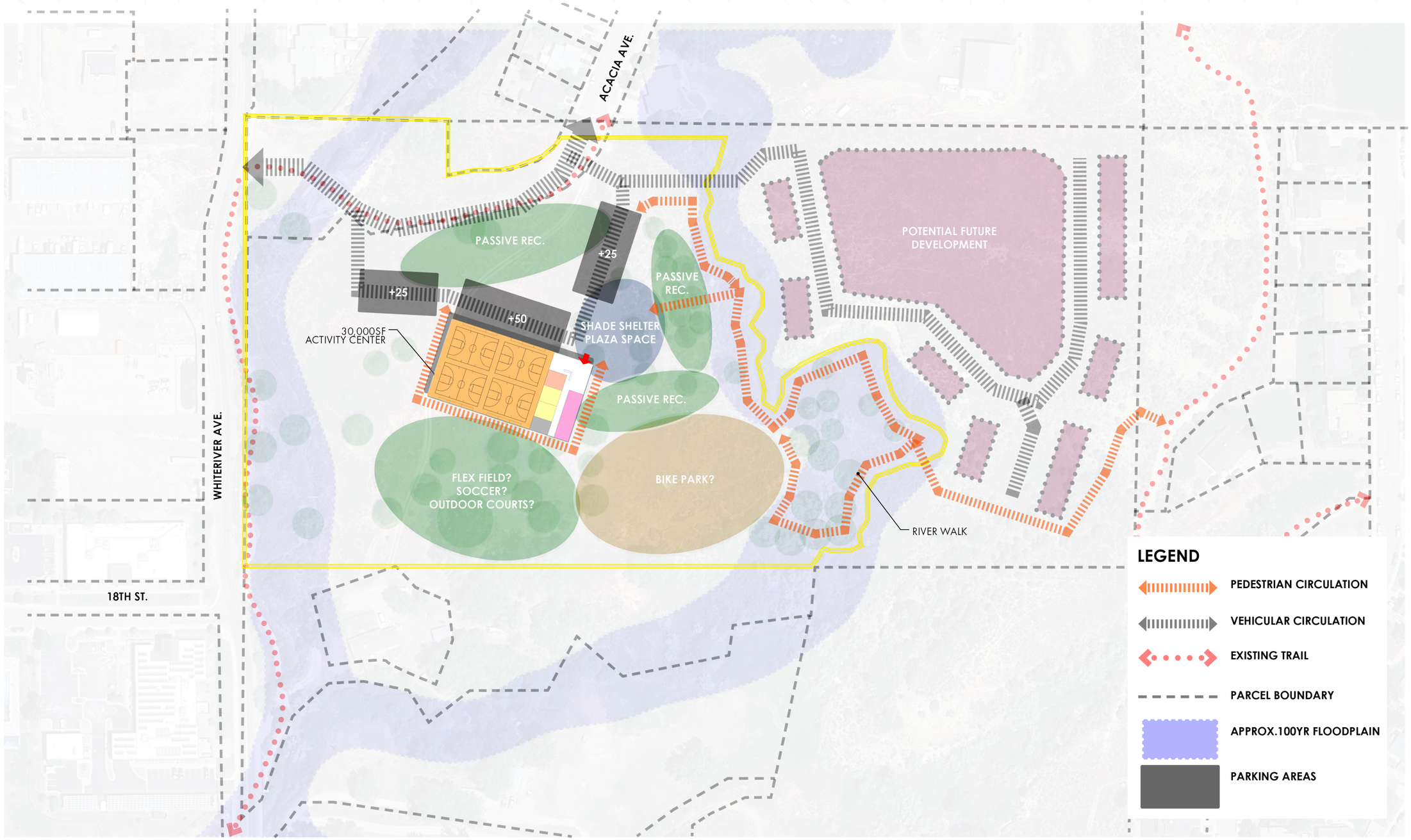


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - METRO PARK

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

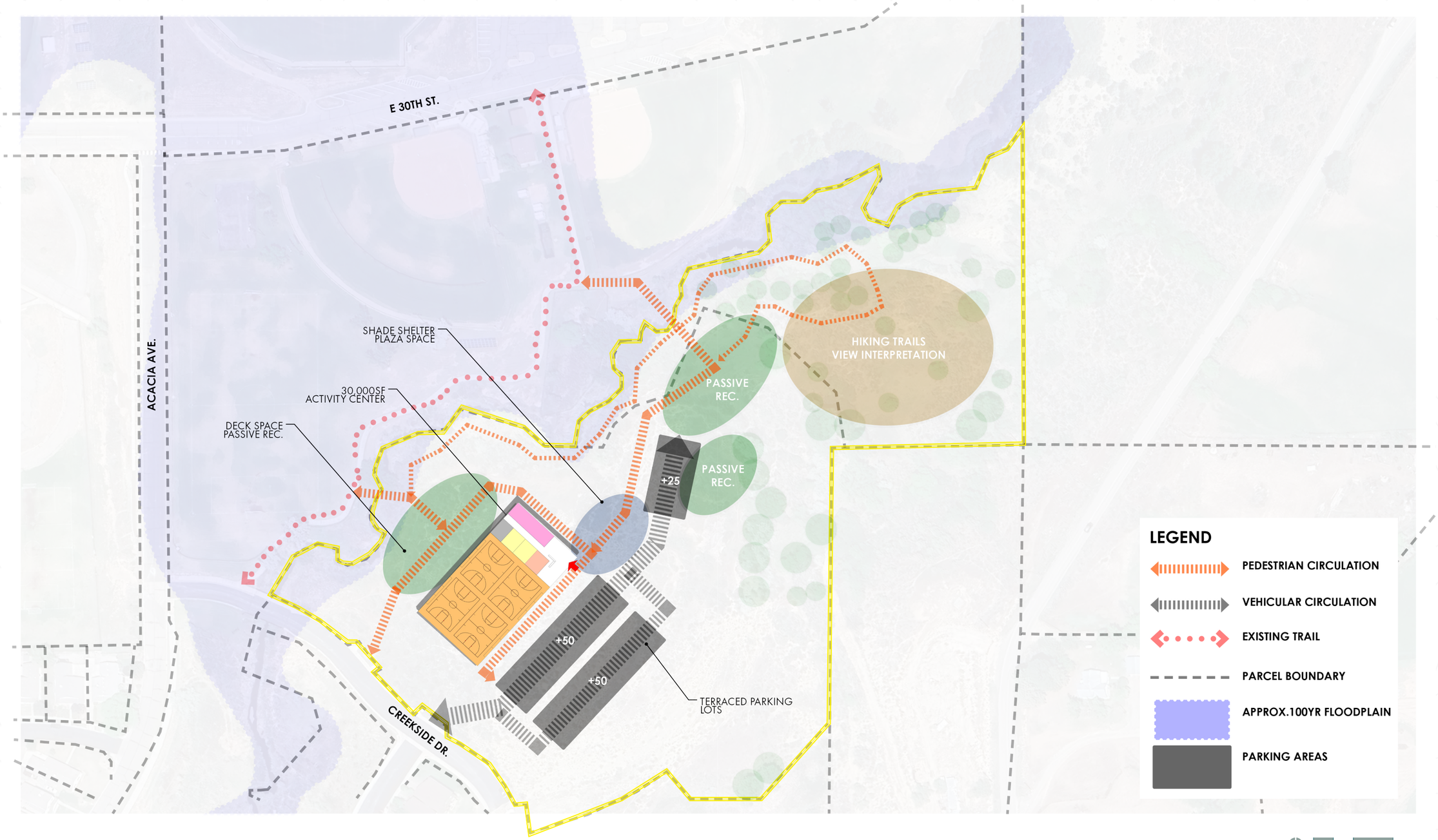


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - TWO CREEKS

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

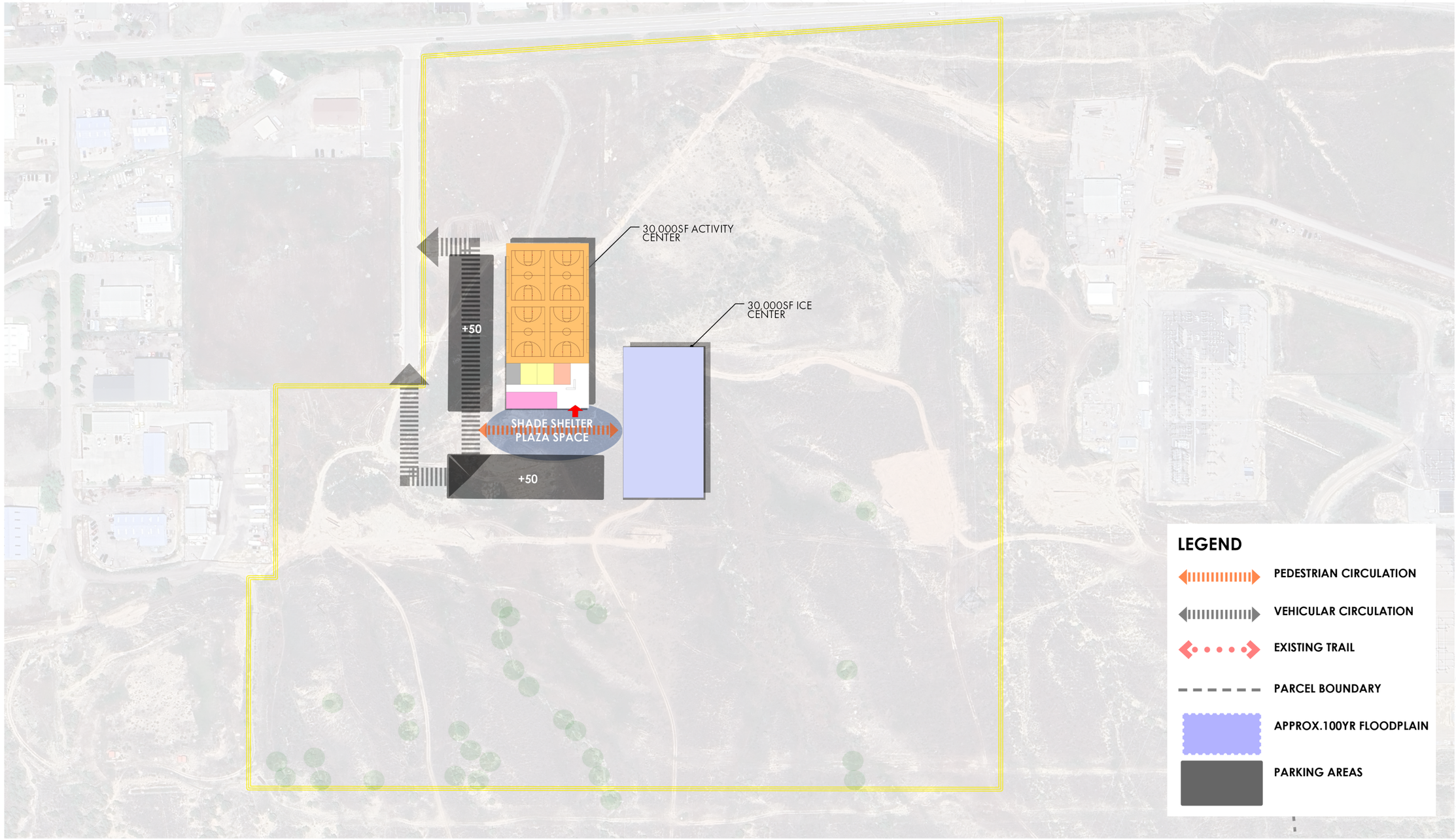


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

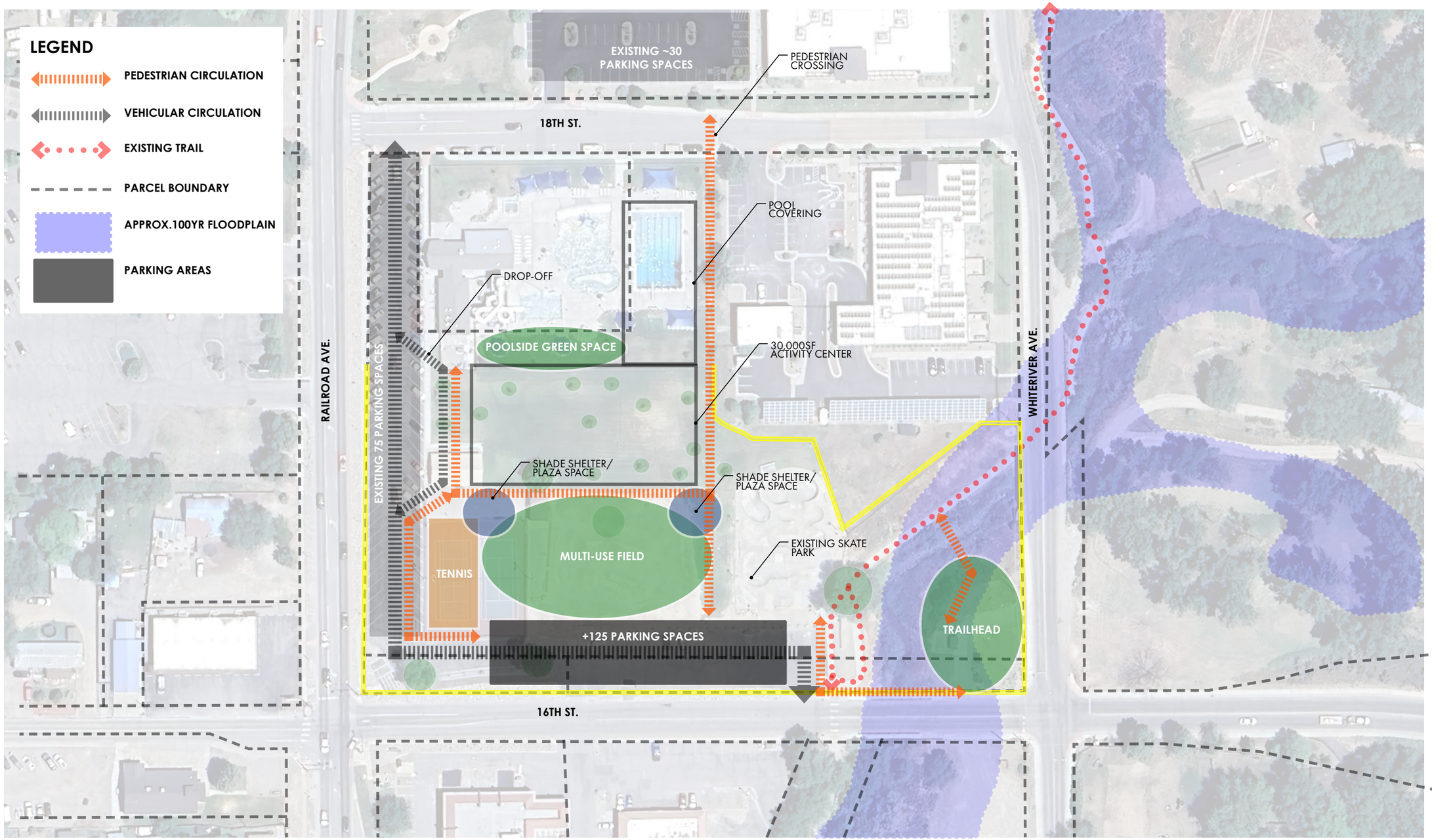


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - AIRPORT

OCTOBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

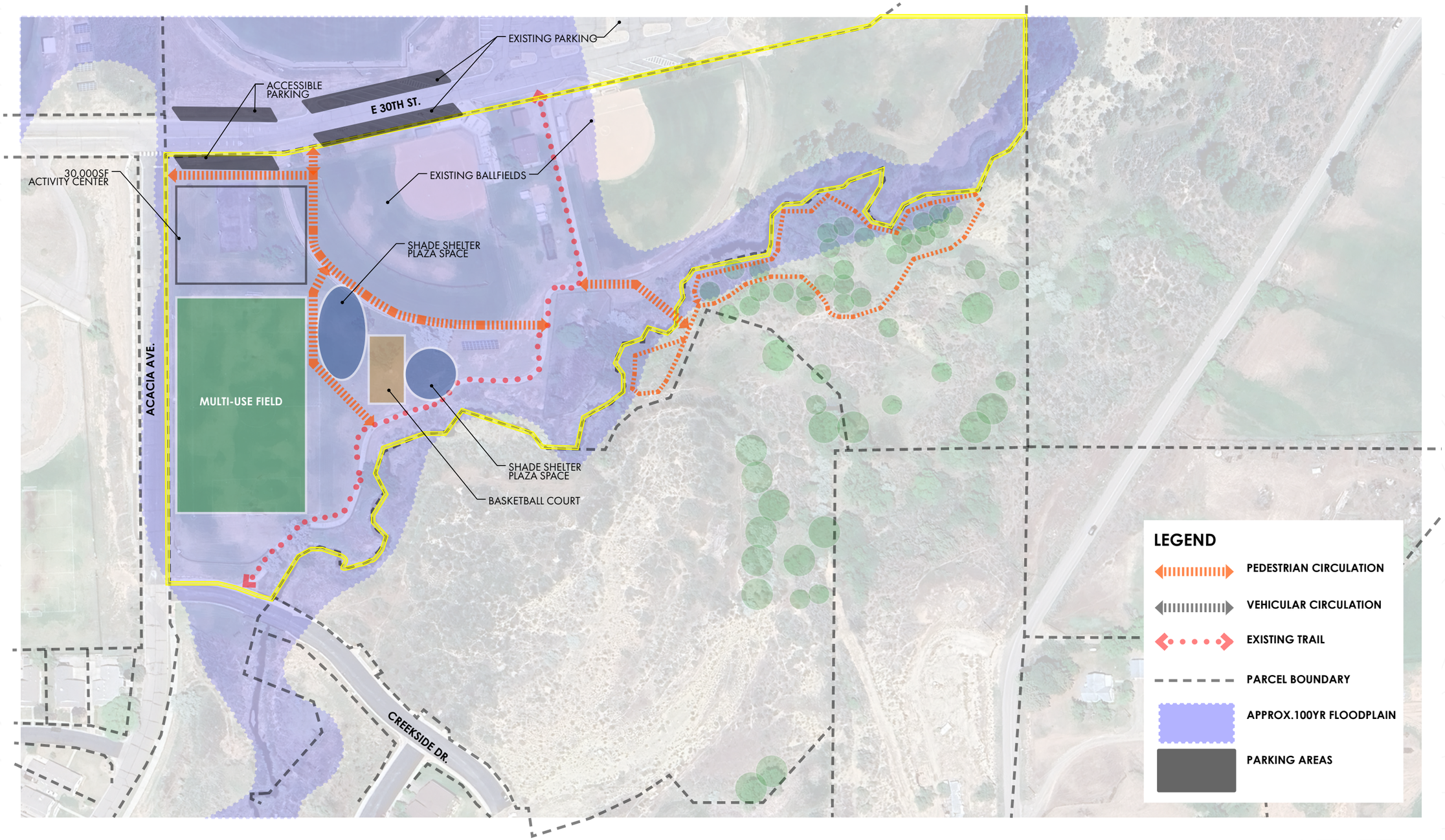


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - METRO PARK

NOVEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

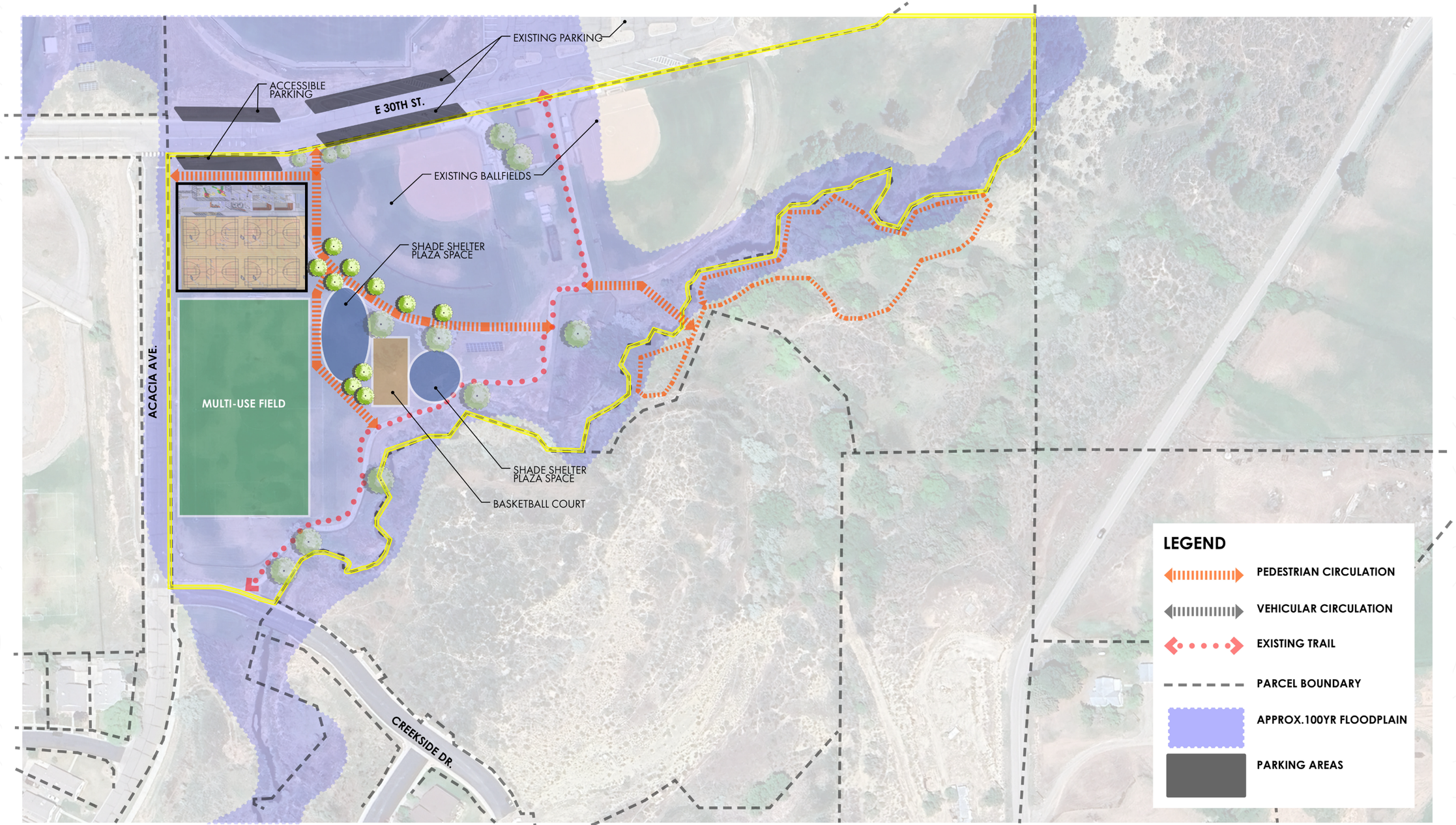


RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

NOVEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects



NORTH 0 60 120 240

RIFLE ACTIVITY CENTER FEASIBILITY STUDY

CONCEPTUAL LAYOUT - DEERFIELD PARK

DECEMBER, 2025

DESIGN CONCEPTS
Community + Landscape Architects

BALLARD*KING
& ASSOCIATES LTD
Recreation Planning and Operation Consultants



RIFLE ACTIVITY CENTER

OPERATIONS PLAN

March 17, 2026
Rifle, Colorado

www.BallardKing.com

Prepared By:
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(303)-470-8661
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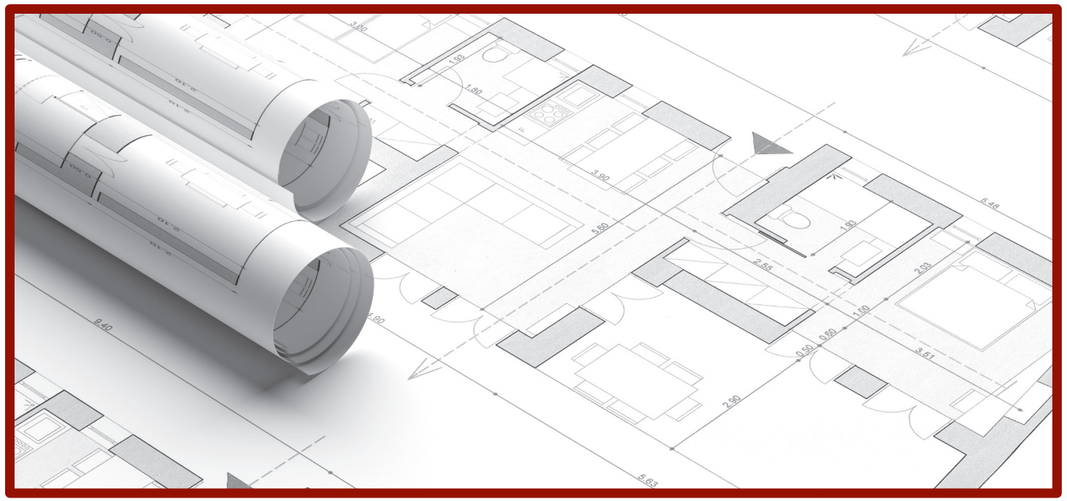
PROGRAM DEVELOPMENT FOR RIFLE INDOOR ACTIVITY SPACES



As part of this feasibility study, the project team was responsible for developing a recommended program for the proposed Rifle Activity Center (RAC). This effort was a collaborative process involving the full project team and was informed by several key factors: input from the community, an understanding of current City operations and organizational structure, and guidance from the architect on how to best meet the identified needs.

In architectural terms, a *building program* is a planning document that outlines all the spaces required to support the City of Rifle's goals for facility use. This includes not only primary activity spaces but also essential support areas such as storage rooms, mechanical spaces, and hallways. The building program serves as a roadmap for future design phases and helps establish early cost estimates based on square footage and building size.

The program outlined in this report reflects input gathered through stakeholder discussions, user group interviews, and community outreach including survey results. It also incorporates the design team's experience with similar facilities. As with many early-stage planning efforts, this program is intended to be a flexible, working document that can evolve as project details - such as budget or operational priorities - are refined.

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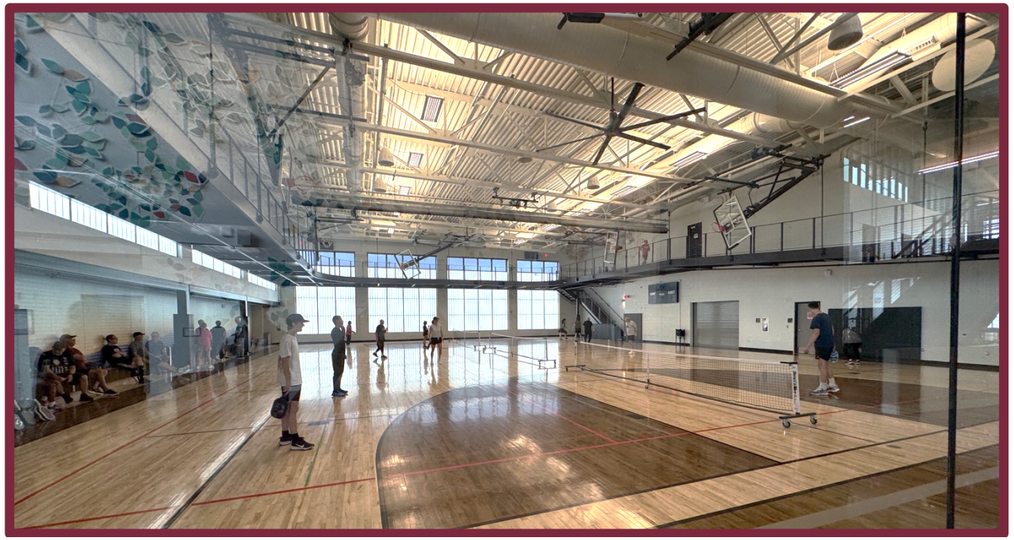
RIFLE ACTIVITY CENTER
Operations Plan

OPERATIONAL PRO-FORMA



As part of the feasibility study process, Ballard*King & Associates (B*K) developed an independent third-party operations plan for the proposed facility. When developing these operational plans, they are based on the market, the project team's understanding of local recreational opportunities and operations, client resources, team members familiarity with operating similar facilities, and industry best practices. B*K takes a conservative approach to the development of operational plans. If significant changes were made to the facility program and/or design, The City of Rifle should strongly consider updating the operational figures.

The following assumptions have been made in the development of these plans.

General Assumptions:

- The City of Rifle will be the owner and operator of the Rifle Activity Center (RAC)
- The operational plan does not reflect 100% capacity regarding programming, admissions, or rentals. With dedicated staffing, planning and leadership, revenue generation should increase but will have limitations based upon the market. From an expense perspective, increases in expense line items would be directly offset by program revenue.
- It is assumed that maintenance and custodial services in the facility would be in-house, with employee positions identified in the operations plan to be added to the City of Rifle's organizational structure. The success of these facilities is tied to them being able to operate in a business-like fashion. The autonomy of in-house maintenance and custodial staff provides necessary control for operations. Modest additional contracted cleaning support was included in the plan.

- The plan has contract services built into the plan for specialty items such as Heating Ventilation Air Conditioning (HVAC) maintenance or specialized repairs.

- A capital improvement allocation has been recommended. B*K is strongly recommending that during the first full calendar year of operation, dollars are allocated to this fund. By doing this, the City would have access to substantial balances in years 3-5 to replace equipment and make small improvements to the facility.

- The expense and revenue statements assume the first full year of operation. They do not account for a mid-year start up or partial year operation which could be a reality.

- The plan is based upon an opening in 2027. Any facility opening after that date would need to have projections adjusted for inflation. The inflation factors that have been used recently vary from 3-5%.

- Full-Time Employees (FTE) represent new staffing. For each full-time position, the a benefit multiplier of 35% was utilized, with part-time employee positions having a benefit multiplier of 8.5%, reflecting FICA expenses.

Expense Computation Multiplying Factors:

- Utilities (gas, electricity). A factor of $5.00 per square foot was used to determine utilities at the Rifle Activity Center, due to the high cost of heating/cooling, particularly with respect to an indoor pool.

- Insurance (property & liability). A factor of $.75 per square foot. The City of Rifle would need to inquire with their insurance provider as to the accuracy of these figures. These can vary greatly depending on the organization, size of the facility, components, and geographic location.

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RIFLE ACTIVITY CENTER
Operations Plan

Summary:

Facility Description:

The Rifle Activity Center (RAC): Estimated at a building size of approximately 57,491 sq. feet, the indoor facility would include a competition gymnasium with two basketball courts and space for indoor turf, bleacher seating, two multi-use meeting/fitness studios, an open fitness workout area, locker rooms, an indoor playground, an indoor pool, an indoor walking/jogging track, restrooms, a lobby and administrative office area, storage and 168 parking spaces.

Anticipated Hours of Operation:

	RAC
Monday-Friday	5:30AM-8:00PM
Saturday	9:00AM-8:00PM
Sunday	10:00AM-7:00PM

Rate & Fee Structure:

In recommending admission and membership fees, the project team recognized that the current amenities planned for the Rifle Activity Center (RAC) facility include: a gymnasium with two basketball courts and space for indoor turf (which can also be used for other sports such as volleyball, pickleball, wrestling, etc.), bleacher seating, two meeting/fitness studios, an open fitness workout area, locker rooms, an indoor playground, an indoor pool, and an indoor walking/jogging track. As such, any membership or daily admission fee for the facility would need to be structured for drop-in usage to accommodate access to any and all of the amenities, as tracking where customers go within the facility or what amentias they use would require additional systems or staffing not included in this plan.

Further, with the City of Rifle being the owner and operator of the facility and providing resources and funding, the fee philosophy should offer benefits to City of Rifle residents. As such, a resident and non-resident fee structure was developed, with non-residents paying approximately 28% more than residents.

Lastly, children ages three and under would be offered free admission, which includes complimentary access for their parent or another adult providing supervision.

Admission Fees:

RAC		
Daily Admission Fee		
	Resident	Non-Resident
3 & Under	Free	Free
Youth (4-17)/Senior (60+)	$10.00	$13.00
Adult	$12.00	$15.00

Monthly Memberships		
Youth (4-17)/Senior (60+)	$30.00	$39.00
Adult	$40.00	$51.00
Annual Memberships		
Youth (4-17)/Senior (60+)	$310.00	$397.00
Adult	$425.00	$544.00

** Note: non-resident rates rounded to the closest dollar.*

Rental Rates:	Resident Rates:
Gymnasium Court Rental (1 court)	$45/hr.
Meeting Room	$30hr.
Indoor Playground	$70/hr.
Indoor Pool	$250/hr.

Programs & Rentals:

Rifle Activity Center (RAC):

- Programs:
  a. Programs will be held at the RAC. The Rifle Recreation Department offers a robust selection of programs that currently need space at other organization's facilities (i.e. school district gyms). The proposed facility may offer opportunities to bring those programs into the facility and also expand program offerings.

  b. The addition of an indoor pool provides opportunities for aquatic programs to be offered year-round. The plan approach anticipates that most (if not all) aquatic programs will be offered during the summer time period at the existing Rifle outdoor pool, to meet customer expectations.

  c. The programs reflected in the plan are reflective of "Year 1" operations and feedback from stakeholders that was received by the project team.

- Rentals:
  a. Due to the amount of recreation programs offered by the Rifle Recreation Department and the potential need for department programs to have adequate space, rentals to outside organizations or users was modestly projected. The Rifle Recreation Department is the primary provider of recreation opportunities in the area.

  b. The indoor gymnasium courts, multi-use classroom/fitness studios, pool and indoor playground will be rented out regularly. The fill rate for the aforementioned estimated rentals was estimated between 50-75%, depending upon both the amenity and season.

Staffing:

The full-time employee positions below represent both new and existing staff positions that would be needed to operate the building within industry standards. Since the City currently operates a robust Recreation Department, there was the opportunity for some existing recreation positions to fill necessary roles within the new facility. This reduces the cost for new staffing in this plan, and the costs for existing City of Rifle recreation positions are not included in this study.

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RIFLE ACTIVITY CENTER
Operations Plan

There were also new positions, both full-time and part-time, that were identified as being needed to effectively and safely operate the center. For each new full-time position, a benefit multiplier of 35% was utilized and for part-time positions, a benefit multiplier of 8.5% was utilized. The position pay rate estimations utilized below are based on a review of the City of Rifle's pay plan, without knowing the specifics of each comparable positions reviewed. Ultimately it would be the purview of the City's Human Resources Department, in collaboration with the Rifle Parks and Recreation Director, to review positions and responsibilities and to appropriately place each position within the City's compensation plan.

Full-Time Positions:

RAC			
Position	Salary	Positions Needed	Total
Rifle Recreation Center Manager	n/a	0 (existing staff)	n/a
Guest Services Coordinator	n/a	0 (existing staff)	n/a
Recreation Programs Coordinator	n/a	0 (existing staff)	n/a
Aquatics Coordinator	n/a	0 (existing staff)	n/a
Guest Services Lead	n/a	0 (existing staff)	n/a
Pool Manager(s)	$60,000	2	$120,000
Maintenance Worker	$65,000	1	$65,000
		Salaries Subtotal	$185,000
		Benefits (35%)	$ 64,750
		Full-Time Staff Total	$249,750

Part-Time Positions (all new):

RAC				
Position	Hourly Wage	Hours	Weeks	Total
Recreation Supervisor- School Year	$18.50	79.50	39	$57,359
Recreation Supervisor - Summer	$18.50	99.50	9	$16,567
Recreation Supervisor - Holidays	$18.50	92.50	4	$6,845
PT Lead Guest Services - School Year	$17.50	99.50	39	$67,909
PT Lead Guest Services - Summer	$17.50	99.50	9	$15,671
PT Lead Guest Services - Holidays	$17.50	99.50	4	$6,965
Guest Services Specialist - School Year	$16.00	124.00	39	$77,376
Guest Services Specialist- Summer	$16.00	180.00	9	$25,920
Guest Services Specialist - Holidays	$16.00	180.00	4	$11,520
Pool Manager- School year	$17.50	59.50	39	$40,609
Pool Manager- Summer	$17.50	59.50	9	$9,371
Pool Manager- Holiday	$17.50	57.25	4	$4,008
Lifeguards School Year	$16.50	239.00	39	$153,797
Lifeguards - Summer	$16.50	189.50	9	$28,141
Lifeguards - Holiday	$16.50	239.00	4	$15,774
		Wages Subtotal		$537,831
		Benefits (8.5%)		$45,716
		Part-Time Staff Total		$633,841

Annual Financial Operating Pro Forma – Expenses

Expense Model: The following expense model is based on the best information available at the time of the study. Significant changes in the facility program or local market, or a delay in opening/implementation beyond 2027 would necessitate the information be revisited and updated.

Personnel (New Positions)	**RAC**
Full-time	$185,000
Part-time (Operations & Programs)	$588,126
Benefits	$110,466
Sub-Total	*$883,591*
Supplies	**RAC**
Supplies: Operations - Office, Fitness Mat'ls, etc.	$12,000
Supplies: Chemicals	$60,000
Supplies: Janitorial	$10,000
Supplies Program	$9,000
Supplies: Safety	$5,000
Maintenance& Repair Supplies	$10,000
Uniforms	$12,000
Printing/postage	$2,500
Vending / Grab & Go	$5,000
Miscellaneous Operating Supplies	$6,000
Fuel/Mileage	$1,500
Sub-Total	*$133,000*
Services	**RAC**
Utilities (gas, electric)	287,455
Water/Sewer	75,000
Trash	6,000
Insurance (property & liability)	43,118
Communications (phone)	3,000
Contract services (Elevator, HVAC, Music License, Misc.)	12,000
Custodial Services	60,000
Fitness Equipment Lease (include purchase in FFE?)	-
Equipment Maintenance (inc Hardwood Floors $8k each)	40,000
Alarm/Security Systems	7,500
Minor Equipment (inc Rentals)	7,500
Advertising	8,000
Travel & Training	6,000
Background Checks	1,000
Employee Relations	2,500
Membership Dues/Subscriptions	2,000
Bank charges & Credit Card Fees	33,796
Admin & IT Support (licenses & charges; software)	31,000
Recreation Software	16,898
Cost Allocation	105,000
Capital Replacement/Improvement Funding	100,000
Miscellaneous	10,000
Sub-Total	*$ 857,767*
Total Operating Expense Estimate with CIP Annual Replacement Fund ($100k)	**$ 1,874,359**

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RIFLE ACTIVITY CENTER
Operations Plan

Revenues:

Revenue Model: The following revenue model has been based on the best information available at the time of the study. Significant changes in the facility program or local market, or a delay in opening/implementation beyond 2026 would necessitate the information be revisited and updated.

Fees	**RAC**
Membership	$805,121
Daily Admissions	$155,955
Sub-Total	*$ 961,077*
Rentals & Programs	**RAC**
Program (Leagues, Classes, etc.)	$123,242
Rentals: Gym &MPR/Studio	$29,520
Rentals: Pool	$8,400
Rentals: Indoor Playground	$4,200
Sponsorship	-
Other - Vending, Concessions, etc.	$8,500
Sub-Total	$173,862
Total Annual Revenue Estimate	**$ 1,126,539**

Additional Revenue Opportunities (not included):

- Advertising/Sponsorship
- Naming Rights
- Partnerships

Five Year Planning:

The following is a 5-Year Summary of the operating projection for the Rifle Activity Center. The 5-year projection includes the capital improvement fund (CIF) and has annual escalators for years 2-5 factored into the projections.

RAC:

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	1,874,359	1,804,746	1,858,888	1,914,655	1,972,095
Revenue	1,126,539	1,205,396	1,265,666	1,303,636	1,342,745
	($747,820)	($599,350)	($593,222)	($611,019)	($629,350)
Cost Recovery % inc. CIP	60.1%	66.8%	68.1%	68.1%	68.1%
Capital (cumulative)	$100,000	$200,000	$300,000	$400,000	$500,000

The capital improvement line is shown on a cumulative basis to demonstrate the planned growth of reserves over time. Although identified separately for transparency, these contributions are fully embedded within the total operating expenses and represent a critical component of long-term financial sustainability.

APPENDIX A: General Recreation Trends

This appendix provides a strategic overview of regional and national recreation facility and program trends.

General

Key Takeaways:

- **Agencies must be strategic, data-driven, and focused on measurable outcomes.**
- **Clear visioning and prioritization are critical to long-term success.**
- **Equity, inclusion, and financial sustainability are now core expectations.**

Public parks and recreation agencies have evolved over the past 10 to 20 years to adapt their approach to providing parks and recreation services. This has been based on the following:

- Increasing Demands – Significantly increasing facility, program, and service demands from the public.
- Inclusiveness – The requirement that agencies provide access to facilities, programs, and services to an ever more diverse population. This includes meeting the needs of different ethnic groups, economic status, age, and ability.
- Cost Effectiveness - An expectation that parks and recreation agencies operate more cost-effectively in their development and operations of services and facilities.
- Measurable Outcomes – An increasing need to quantify the results and benefits of the programs and facilities that are provided. Establishing well-defined levels of service (LOS) is critical.

As a result of these factors, the following general parks and recreation best practices have typically been adopted by many agencies:

- Parks and recreation agencies have a clear vision statement regarding their roles and responsibilities in providing services to their constituents.
- The vision statement is backed up by several pointed goals. These goals are updated on an annual basis.
- Utilizing the vision and goals, a professional and updated master plan is in place to guide future development and operations of parks and recreation facilities and programs.
- Ongoing long-range planning efforts are in place to position the agency for success in the future.

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- There are comprehensive diversity, equity, and inclusion policies in place to guide agency operations and management.
- Leading agencies recognize they cannot effectively be all things to all people and instead prioritize high-impact services in the delivery of parks and recreation services and facilities. As a result, specific areas of focus are determined, and certain functions are left to other organizations and entities.
- Strategic analysis is conducted to determine which services should be provided in-house and which should be contracted to other providers.
- Data-driven decision-making practices are in place that allows for trends and directional analysis. This also results in the development of specific performance measures. For this to be effective there must be full computerization of all management records. This includes program registration, point of sale, rentals, facility scheduling, timecard management, maintenance, etc.
- There are clearly documented and comprehensive policies and procedures in place that cover all aspects of an agency's management and operation. These are updated on a regular basis.
- Virtually every aspect of an agency's operation is evaluated, tracked, and measured on a regular basis.

Recreation Facilities

Key Takeaways:

- **Facility development is becoming more expensive and requires careful prioritization.**
- **Larger, multi-use facilities are replacing smaller, single-purpose amenities.**
- **Partnerships and feasibility studies are essential to successful projects.**

Developing and managing a variety of recreation facilities is the main focus of public agencies in larger communities. The types of facilities that are now provided by parks and recreation departments have become more diverse, and expensive to acquire, develop and maintain. As a result, establishing a clear, actionable master plan is essential to determining facility development roles, timelines, and priorities.

National Recreation and Park Association (NRPA) – NRPA's 2025 Agency Performance Review document has specific information on recreation facilities that are provided by park and recreation agencies nationally.

Outdoor Park & Recreation Facilities	Percentage of Agencies	Median Number of Residents per Facility (100,000-250,000 pop)
Playgrounds	94.0%	5,000
Basketball Courts - Standalone	85.0%	9,742
Diamond fields	80.0%	6,821
Rectangular fields	77.0%	7,993
Tennis Courts - Standalone	74.0%	8,587
Dog Park	70.0%	76,509
Community Garden Plots	54.0%	57,676
Swimming Pools	49.0%	59,897
Skate Parks	47.0%	109,934
Pickleball Courts - Standalone	45.0%	19,822
Volleyball Courts - Standalone	51.0%	39,166
Fitness Zones	39.0%	38,668
Multiuse Courts	38.0%	45,772
Splash Pads	38.0%	61,518
Multiuse Racquet Courts	38.0%	32,239
Walking/Running Tracks	36.0%	38,029
Disc Golf Courses	35.0%	113,800
Driving Range Stations	31.0%	40,096
18-Hole Golf Courses	31.0%	114,877
Synthetic Fields	17.0%	54,126
Ice Rinks	17.0%	98,156
9-Hole Golf Courses	16.0%	121,492
Overlay Fields	15.0%	18,595
Waterparks	12.0%	147,662

Indoor Park & Recreation Facilities	Percentage of Agencies	Median Number of Residents per Facility (100,000-250,000 pop)
Recreation Centers (including gyms)	63.0%	57,200
Community Centers	60.0%	58,027
Permanent & Semipermanent Restrooms	52.0%	6,782
Performance Amphitheaters	43.0%	115,000
Senior Centers	41.0%	123,671
Nature Centers	35.0%	143,480
Aquatic Centers	30.0%	109,454

BALLARD*KING & ASSOCIATES LTD
Recreation Facility Planning and Operation Consultants

RIFLE ACTIVITY CENTER
Operations Plan

Facilities w/ Restrooms Available free to use to Public not Included Above	27.0%	23,225
Stadiums	19.0%	150,005
Indoor Ice Rinks	12.0%	106,395
Teen Centers	11.0%	131,166
Arenas	9.0%	120,878

Responsibilities of Parks and Recreation Agencies Nationally:

Responsibilities	Percentage of Agencies
Provide Recreation Programs and Services	93%
Operate and Maintain Indoor Facilities	93%
Conduct Community Wide Special Events	82%
Operate, Maintain, Contract Outdoor Swim Facilities	67%
Operate, Maintain, Contract Racquet Sports Center	80%
Administer/Manage Outdoor Sports Complex	56%
Manage Outdoor Amphitheaters	35%
Operate, Maintain Contract Indoor Swim Facilities	32%
Maintain, Manage, Lease Indoor Performing Arts Ctr.	19%
Manage Indoor Sports Complexes	21%

Recreation/Community Centers

Recreation/Community centers are usually developed on three levels.

- Clubhouse/Community Building – smaller buildings that are designed to serve as a community room(s) for individual neighborhoods. The size is usually less than 5,000 sq. ft. and requires less than 3 acres. These amenities are usually located next to a neighborhood pool or park.

- Community Center – are larger community buildings with multiple, more passive use, spaces that serve an area of a community. These vary in size and amenities and can range from 5,000 to over 20,000 sq. ft. and require 3-5 acres. This level of center can also be combined with a comprehensive community recreation center or community aquatic center. These centers are usually part of a community park.

- Comprehensive Community Recreation Center – this is a large center that contains both active (pool, gym, fitness, etc.) and passive use elements (community rooms) and is designed to serve a substantial geographic area (30,000 or more). The facility is usually over 40,000 sq. ft. to as much as 80,000 sq. ft. and requires 8 acres or more. These are often developed through partnerships with other

organizations or other groups (YMCA, etc.). These centers are normally part of a community or regional park.

Senior Center – A center that has a focus on senior services from recreation to education and social services. These centers can be as small as 10,000 sq. ft. to over 50,000 sq. ft. depending on the amenities that are included. More traditional centers have a strong passive use orientation with a large multi-purpose room and a commercial kitchen that supports a daily lunch program and larger events and programs. There are also usually smaller classrooms, card rooms, game rooms, small libraries and other amenities. More cutting-edge centers have cafes, multi-purpose rooms and active use spaces including fitness areas, gyms and even swimming pools. There is also a movement away from developing standalone senior centers and integrating these into community recreation centers to provide greater opportunities for the more active senior.

Specialized Facilities – This includes unique facilities such as aquatic centers, nature/interpretative center, amphitheater, tennis centers, and other amenities. The following is a breakdown of basic specialized facilities.

- Aquatic Centers – Aquatic centers or swimming pools are usually developed on four levels.
    - Neighborhood – smaller pools that are designed to serve specific neighborhoods. The bather load is usually less than 500. These amenities are often built next to a neighborhood park.
    - Community – larger pools that serve a community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 500 to over 1,000. They are developed as part of a community park.
    - Regional – these are large water parks or competitive pools that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,000 or more. These are often developed through a partnership with other organizations. They would be in a regional park or as a standalone facility.
    - Splash pad – many communities are either replacing existing neighborhood pools with splash pads or adding them to the inventory of aquatic facilities.

  The vast majority of aquatic centers are in the community category and there are an increasing number of splash pads being built.

- Performing Arts Center – A performing arts center is a regional indoor facility with a large theater. Seating can vary from 300 to over 1,000. The center can be 30,000 to 70,000 sq. ft. and requires 8 acres or more. This type of center is normally developed by several organizations or large communities. They can be located as part of a larger civic campus, in conjunction with a comprehensive recreation center, or as an amenity in a regional park.
    - Because of their sheer size and cost, these types of facilities are not built in significant numbers in most communities (or even nationally). Many communities do have smaller PAC's or utilize community center rooms (usually with flat floors) for these types of activities. Some communities that do have a PAC are at times managed and operated by other entities than parks and recreation.

- Fieldhouse – Steadily gaining in popularity is an indoor sports facility that features hard court gym space and/or turf-based fields for sports such as soccer, lacrosse, football and even softball and baseball. These buildings support both youth and adult sports leagues, tournaments and camps. They tend to be most popular in colder climates but are also being built in very hot regions of the country. These facilities are either built as standalone amenities or may be included in recreation centers in a regional park.

- Tennis/Pickleball Center – An 8-24 lighted court complex on 2-4 acres that has a stadium court, central restroom, concession, and pro-shop area. Many larger communities have a tennis center, and many are also now adding pickleball courts. However, pickleball is not growing at the same rate as other areas of the country.

- Amphitheater – An amphitheater can be either a community sized amenity (under 1,000 seats, some permanent and some lawn with a small stage and storage area) or a large regional facility (1,000 to 3,000 seats, some permanent and some lawn with a large, covered stage, restrooms and concessions). An amphitheater requires 2 to 4 acres of land with a community facility being in a community park and a regional facility in a regional park.

- Nature Center/Interpretive Center – A small indoor and outdoor space (usually under 10,000 sq. ft.) for viewing and observing nature as well as for classroom space and exhibits. A nature center is usually located in conjunction with a preserve or open space area.

This feasibility study and operational pro forma have been prepared using the best information available and a solid understanding of the project at this stage. The expense and revenue projections are intended to serve as reasonable estimates; however, actual results may vary due to a range of factors that cannot always be precisely measured or consistently anticipated.

OUR MISSION:
Dedicated to serving and advancing the parks, recreation and leisure services industry since 1992.

RIFLE ACTIVITY CENTER
RIFLE, COLORADO

CONCEPTUAL CONSTRUCTION COST ESTIMATE
PREPARED BY DFH CONSULTING
May 19, 2026

NOTE: This cost estimate is preliminary, and is based upon the May 10, 2026 Conceptual Plans prepared by StudioCKA and Collab Architecture. It is subject to variation as the details of the design are finalized, as well as timing, market conditions, and phasing of the work. It is for construction cost only, and does not include items referred to as "soft costs", such as architectural, engineering, and professional consultant fees; domestic water, sanitary sewer, and storm drainage tap and system development fees; fees for relocation, removal, or upgrading of utility services such as electricity, natural gas, and communications to the facility; field quality control testing; third party commissioning services; Owner's representation and project management services; and removal, reinstallation, or provision of new fixtures, furnishings, and equipment (FF&E).

THE FOLLOWING ESTIMATE IS BASED UPON 2026 CONSTRUCTION COSTS. ESCALATION FACTORS HAVE BEEN INCLUDED AT THE END OF THE ESTIMATE TO INCREASE THE COST TO MID-2028.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
GENERAL ITEMS					
Staging Area / Temp. Signs	1	LS	$5,000.00	$5,000	
General Conditions / Supervision	16	MO	$104,356.25	$1,669,700	Per General Conditions tab attached
Surveying and Restaking	1	LS	$100,000.00	$100,000	
General Contractor Surveying Equip.	16	MO	$3,500.00	$56,000	
Certified Improvements Survey	1	LS	$6,500.00	$6,500	
Utility Location Service (Private)	1	LS	$10,000.00	$10,000	
Forklift and Operator	14	MO	$5,000.00	$70,000	For general material handling
Small Tools and Expendables	16	MO	$1,000.00	$16,000	For general contractor only
Temporary Stairs to Roof	1	LS	$15,000.00	$15,000	
Fall Protection at Excavations / Roofs	1	LS	$10,000.00	$10,000	
Snow Removal			***w/Gen. Conditions***		
Daily Cleanup	16	MO	$5,000.00	$80,000	
Temporary Encl. / Finishes Protection	1	LS	$15,000.00	$15,000	
Final Cleanup	61590	SF	$0.90	$55,431	Includes exit stairwell - 27'-4" x 14'-4"
Temporary Power and Lighting	1	LS	$15,000.00	$15,000	
Final Site Cleanup	1	LS	$5,000.00	$5,000	
Trash Dumpsters for General Refuse			***w/Gen. Conditions***		Excludes dumpsters for demolition
Subtotal of General Items				$2,128,631	
DEMOLITION AND SITE CLEARING					
Temporary Fencing					
Chain Link Fence at Perimeter	1100	LF	$15.00	$16,500	At west/south/east sides & Pool parking
Chain Link Fence at Police/Court Site	144	LF	$15.00	$2,160	At south side of Police/Courts facility
Wind Screen in Temporary Fence			***Assume Not Required***		
Vehicle Gates in Temporary Fence	2	EA	$500.00	$1,000	
Pedestrian Gates in Temporary Fence	2	EA	$250.00	$500	
Maintain and Relocate Fence	12	MO	$500.00	$6,000	
Barricades / Traffic Control	1	LS	$5,000.00	$5,000	For installation/removal of temp. fence
Temporary Barricades and Signage	1	LS	$5,000.00	$5,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Erosion Control					
Perimeter Silt Fence	1870	LF	$2.50	$4,675	Including perimeter of detention pond
Vehicle Tracking Pad	1	EA	$3,000.00	$3,000	At entry from Skate Park parking lot
Refresh / Remove Tracking Pad	1	EA	$1,500.00	$1,500	
Street Cleaning	12	MO	$5,000.00	$60,000	
Erosion Control Inspections	16	MO	$2,000.00	$32,000	
Erosion Control Maintenance	16	MO	$1,000.00	$16,000	
Relocate Existing Bus Stop					Move west to the Skate Park parking lot
Temporary Barricades / Signs	1	LS	$500.00	$500	
Layout New Pad Location	1	LS	$250.00	$250	
Remove/Salvage Landscape Cobble	240	SF	$2.50	$600	
Sawcut Asphalt Paving at New Pad	56	LF	$10.00	$560	Including edge at new walkway
Remove Asphalt Paving at New Pad	96	SF	$10.00	$960	Including haul-off
New Concrete Pad for Bench Shelter	60	SF	$30.00	$1,800	
Asphalt Paving From Shelter to Curb	21	SY	$100.00	$2,100	Including patch at new pad perimeter
Replace Landscape Cobble at Asphalt	51	SF	$5.00	$255	
Salvage/Reinstall Planter and Trash Receptacle				***By Owner***	
Remove/Salvage Sign at Bus Stop	1	EA	$35.00	$35	
Remove/Salvage Bench	1	EA	$125.00	$125	
Remove/Salvage Bench Enclosure	1	EA	$500.00	$500	
Reinstall Salvaged Bench Enclosure	1	EA	$750.00	$750	
Reinstall Salvaged Bench	1	EA	$250.00	$250	
Touch-up Paint at Bench Enclosure	1	LS	$750.00	$750	
Reinstall Salvaged Sign at Bus Stop	1	EA	$75.00	$75	
Site Clearing - New Building and Parking Lot Site					Excluding Pool parking area / Skate Park
Loose Furnishings / Trash Receptacles / Furniture				***By Owner***	
Portable Restrooms at BMX Course				***By Owner***	
Cut in Gate into Fence at Police Site	1	EA	$5,000.00	$5,000	At northeast corner of Skate Park
Protect Existing Items to Remain					Install and remove
West Edge of Skate Park Concrete	115	LF	$20.00	$2,300	
Light Poles at West Side of Skate Park	2	EA	$500.00	$1,000	Shore for overexcavation
Street Light Poles Along Railroad Ave.	3	EA	$200.00	$600	
Trench/Bkfl for Street Light Conduit	50	LF	$50.00	$2,500	
Electrical Panels Until Relocated	1	LS	$500.00	$500	For Skate Park and BMX lighting
Traffic Signal Cabinet	1	EA	$250.00	$250	At corner of Railroad Avenue and 16th
Cable and Telephone Pedestals	2	EA	$150.00	$300	Along Railroad Avenue
Valve Boxes at Traffic Signal	3	EA	$150.00	$450	At corner of Railroad Avenue and 16th
Remove Existing Signs					
Panel Signs and Posts at Parks	3	EA	$175.00	$525	At Metro Park and BMX course
Leaderboard Sign at Tennis Court	1	EA	$250.00	$250	
Post Mounted Signs	5	EA	$65.00	$325	
Fence Mounted Signs	10	EA	$35.00	$350	
Misc. Signs, Etc.	1	LS	$150.00	$150	
Fence Removals					
Split Rail Fence in South Parking Area	120	LF	$4.50	$540	
Tennis Court Nets and Posts	82	LF	$5.00	$410	
Tennis Court Perimeter and Posts	450	LF	$10.00	$4,500	
BMX Course	200	LF	$10.00	$2,000	
Remove Landscaping Items					
Salvage/Store Landscaping Boulders					
Large Boulders	25	EA	$100.00	$2,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Small Boulders	10	EA	$50.00	$500	
Disconnect/Cap Irrigation/Controls	1	LS	$1,500.00	$1,500	Assume comes from Pool Building
Cobble / Gravel Mulch Removals					
Cobble Mulch at Streetscape Areas	8600	SF	$0.50	$4,300	
Gravel Mulch at Tennis Courts	678	SF	$0.50	$339	Under fence along west and south sides
Gravel Mulch at South Parking Area	1200	SF	$0.50	$600	
Gravel Mulch at Skate Park Parking	600	SF	$0.50	$300	
Sod Removals					
In Metro Park	40000	SF	$0.15	$6,000	Including haul-off
For Water Qual. Pond on Police Site	6100	SF	$0.50	$3,050	In triangular area south of Police/Courts
Irrigation Piping / Valves / Wiring	40000	SF	$0.15	$6,000	
Remove Trees and Stumps					
Large Trees	2	EA	$2,500.00	$5,000	
Mid-Sized Tree	1	EA	$1,500.00	$1,500	
Small Trees	14	EA	$750.00	$10,500	
Stump from Removed Large Tree	1	EA	$500.00	$500	
Remove Concrete Retaining Blocks	7	EA	$350.00	$2,450	At south side of BMX course
Remove Pipe Bollards	3	EA	$150.00	$450	
Dumpsters for Site Demolition	2	EA	$650.00	$1,300	
Remove Existing Site Concrete and Paving - New Building and Parking Lot Site					Excluding Pool parking area / Skate Park
Gravel Surfacing at BMX Course	24000	SF	$0.25	$6,000	
Barricades and Traffic Control					
Barricades in Pool Parking Lot	1	LS	$5,000.00	$5,000	At south end of portion to remain
Traffic Control/Barricades in Railroad	1	LS	$5,000.00	$5,000	At new curb cut for new parking lot
Traffic Control / Barricades in 16th St.	1	LS	$5,000.00	$5,000	At removed curbs and paving
Sawcut Asphalt Paving					
At Pool and Skate Park Parking Lots	108	LF	$3.50	$378	
At New Curb on Railroad Avenue	56	LF	$3.50	$196	At new curb cut for new parking lot
At Removed Curb at Drain Pan Outlet	12	LF	$3.50	$42	At removed drain pan on 16th Street
At Removed Cross Pan at Parking Lot	44	LF	$3.50	$154	At parking lot entry from 16th Street
Remove Asphalt Paving					Including haul-off
At Parking Lot South of Pool Building	30300	SF	$1.50	$45,450	Including BMX Course parking area
At New Curb on Railroad Avenue	104	SF	$7.50	$780	At new curb cut for new parking lot
At Removed Curb at Drain Pan Outlet	16	SF	$10.00	$160	In 16th Street
At Removed Cross Pan at Parking Lot	80	SF	$10.00	$800	At parking lot entry from 16th Street
Sawcut Existing Concrete					
Sidewalks at Pool Parking Lot	12	LF	$10.00	$120	Align with electrical patch in parking lot
Sidewalks at Corner ADA Ramp	11	LF	$10.00	$110	At corner of Railroad Avenue and 16th
Curbs at Pool Parking Lot	2	EA	$75.00	$150	Align with electrical patch in parking lot
Curbs at New Cross Pan	2	EA	$75.00	$150	At new curb cut for new parking lot
Curbs at Removed Drain Pan	2	EA	$75.00	$150	In 16th Street
Curbs at Removed Cross Pan	2	EA	$75.00	$150	At parking lot entry from 16th Street
Remove Existing Concrete					
Sidewalks at Pool Parking Lot	2885	SF	$2.50	$7,213	
Sidewalks at ADA Ramp at Corner	80	SF	$5.00	$400	At corner of Railroad Avenue and 16th
Slabs at Picnic Shelter	5580	SF	$2.50	$13,950	North of existing Tennis Courts
Drain Pan / Curb in Parking Lot	255	SF	$3.50	$893	At southwest corner of parking lot
Cross Pan / Curbs at Parking Lot Entry	180	SF	$3.50	$630	At parking lot entry from 16th Street
Curbs in Pool Parking Lot	495	LF	$7.50	$3,713	
Curb Along Railroad Avenue	50	LF	$15.00	$750	At new curb cut for new parking lot

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Remove Existing Site Structures					
Shade Shelter at Tennis Courts	1600	SF	$5.00	$8,000	Including foundations
Slab at Tennis Courts	11800	SF	$3.50	$41,300	Asssume post-tensioned slab
Remove Existing Site Utilties					Water and sewer to former Restrooms
Remove Water Line to Pool Fence	150	LF	$50.00	$7,500	Assume extended from Pool Building
Cut and Cap Water Line at Pool Fence	1	EA	$500.00	$500	
Remove Sanitary Sewer Service to Former Restroom Building					Assume from main in Railroad Avenue
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$2,500.00	$2,500	
Video Verification of Existing Piping	1	LS	$250.00	$250	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Protect Existing Streetlight	4	EA	$150.00	$600	
Remove Landscape Cobble	50	SF	$3.00	$150	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	10	LF	$10.00	$100	
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
Remove Sanitary Sewer Service					
Remove Existing Service Line	235	LF	$50.00	$11,750	
Cut and Cap Line at Main	1	EA	$500.00	$500	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	10	LF	$30.00	$300	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Replace Landscape Cobble	50	SF	$10.00	$500	
Remove / Relocate Site Electrical Items					
Relocate/Modify Elect. Panels at BMX	1	LS	$10,000.00	$10,000	Move to south side of Skate Park
Remove/Salvage Street Light Pole	1	EA	$2,500.00	$2,500	At new parking lot curb cut
New Pole Base for Relocated Fixture	1	EA	$1,200.00	$1,200	
Reinstall Salvaged Light Pole / Rewire	1	EA	$3,500.00	$3,500	At new parking lot curb cut
Remove Single-Head Poles at Courts	2	EA	$3,500.00	$7,000	North side of Tennis Courts
Remove Quad-Head Poles at Courts	2	EA	$5,000.00	$10,000	Center of Tennis Courts
Remove Single-Head Pole at BMX Parking l	1	EA	$3,500.00	$3,500	
Remove Light Pole Bases	6	EA	$350.00	$2,100	
Misc. Site Electrical Removals	1	LS	$500.00	$500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Site Clearing - Pool Parking Lot					Assume existing trash enclosure remains
Protect Existing Items to Remain					Install and remove
Power Pole at 18th and Railroad Ave.	1	EA	$250.00	$250	Shore for overexcavation
Street Light Poles Along Railroad Ave.	3	EA	$200.00	$600	
Telephone Pedestal	1	EA	$150.00	$150	At 18th and Railroad Avenue
Remove Cobble Mulch at Streetscape	3195	SF	$0.50	$1,598	
Asphalt Removals at Islands at North End					Assume existing trash enclosure remains
Sawcut at New Islands	48	LF	$3.50	$168	
Remove Asphalt at Islands	154	SF	$7.50	$1,155	
Sawcut at Irrigation Trench Crossing	24	LF	$3.50	$84	
Remove Asphalt at Irrigation Trench	12	SF	$7.50	$90	
Concrete Removals					
Remove Sidewalk Along Railroad Avenue					Assume existing ADA ramp remains
Sawcut Sidewalk at ADA Ramp	5	LF	$10.00	$50	
Remove Sidewalk Along Railroad	945	SF	$2.50	$2,363	
Remove Curb at New Northeast Island					
Sawcut Curb	2	EA	$75.00	$150	
Remove Curb	34	LF	$10.00	$340	
Remove / Salvage Wheel Stops	2	EA	$60.00	$120	At ADA spaces at north end
Rotomill Existing Parking Lot to Remain					Assume existing paving can remain
Rotomill Mobilization	1	EA	$2,500.00	$2,500	
Rotomill Existing Asphalt Paving	10263	SF	$5.00	$51,315	
Site Clearing - Skate Park Parking Lot					
Protect Existing Items to Remain					Install and remove
Elect. Switch Cabinet/Power Panels	2	EA	$250.00	$500	
Inlet in 16th Street	1	EA	$150.00	$150	
Remove Landscaping Items					
Salvage/Store Landscaping Boulders					
Large Boulders	10	EA	$100.00	$1,000	
Small Boulders	1	EA	$50.00	$50	
Remove Gravel Mulch at Parking	700	SF	$0.50	$350	
Remove Cobble Mulch at Streetscape	460	SF	$0.50	$230	
Asphalt Removals					
Sawcut Street Paving at Curb Cut	51	LF	$3.50	$179	
Remove Asphalt at Curb Cut	90	SF	$7.50	$675	
Remove Asphalt in Parking Lot	4900	SF	$2.50	$12,250	
Concrete Removals					
Remove Curb Cut Along 16th Street					Assume existing ADA ramp remains
Sawcut Curb Cut	7	LF	$10.00	$70	
Remove Curb Cut	250	SF	$2.50	$625	
Subtotal of Demolition and Site Clearing				**$551,261**	
SITE IMPROVEMENTS					
Site Preparation and Earthwork					
Additional Erosion Control					
Additional Perimeter Silt Fence	160	LF	$2.50	$400	At east side of new parking lot
Erosion Contol at Stockpiles	1	LS	$2,500.00	$2,500	
Vehicle Tracking Pad	1	EA	$3,000.00	$3,000	At new curb cut on Railroad Avenue
Refresh / Remove Tracking Pad	1	EA	$1,500.00	$1,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Sediment Control Logs	250	LF	$8.00	$2,000	At new water quality pond at Police site
Concrete Washout Area or Eco-Pans	1	LS	$20,000.00	$20,000	
Maintain Washout Area / Eco-Pans	1	LS	$6,000.00	$6,000	
Remove Concrete Washout Area	1	LS	$2,000.00	$2,000	
Rock Sacks and Inlet Protection	4	EA	$350.00	$1,400	Including removal
Miscellaneous Rock Sacks	20	EA	$150.00	$3,000	Including removal
Roof Drain / Downsout Protection	10	EA	$350.00	$3,500	Including removal
Maintain After Subst. Completion	1	LS	$2,500.00	$2,500	
Strip / Stockpile Topsoil at Sod Areas	489	CY	$4.00	$1,956	Assume 4" deep
Load and Haul Off Fill at BMX Course	1	LS	$5,000.00	$5,000	
Overlot Grading - 1' Ave. Over Site	4985	CY	$3.00	$14,956	Including excavating water quality pond
Overexc/Recompact Under New Bldg.	13460	CY	$6.00	$80,760	Assume 6' deep (3' below footings)
Overexc/Recompact Under Paving	4869	CY	$6.00	$29,216	Assume 2' deep under paving/sidewalks
Rough Grade Site	134600	SF	$0.20	$26,920	
Temporary Access Roads / Staging Areas					
Gravel Staging and Parking Area	8000	SF	$0.75	$6,000	Assume in new parking lot
Gravel Access Road to Staging	4400	SF	$0.75	$3,300	Assume from Railroad Avenue
Crane Access Runways	13560	SF	$0.75	$10,170	
Gravel at Entry from Skate Park	1	CY	$500.00	$500	
Maintain Temporary Gravel Areas	25960	SF	$0.35	$9,086	
Remove Temporary Gravel Areas	25960	SF	$0.25	$6,490	
Finish Grading					
Building Pad	50191	SF	$0.50	$25,095	
Site Concrete Areas	31604	SF	$0.75	$23,703	
Asphalt Paved Areas	31603	SF	$0.75	$23,702	
Landscaped Areas	21202	SF	$0.50	$10,601	
Aggregate Base Under Site Concrete				***N/A***	Assume not required
Spread Topsoil in Sod / Seeded Areas	230	CY	$7.50	$1,722	Assume 6" deep
Export Excess Topsoil	259	CY	$30.00	$7,779	
Haul Off Spoils from Grading	1	LS	$5,000.00	$5,000	
Misc. Earthwork Equipment	4	MO	$5,000.00	$20,000	For General Contractor
Site Utilites					
New Fire Hydrant at Entrance from Railroad Avenue					From main on west side of Railroad
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Video Verification of Existing Piping	1	LS	$250.00	$250	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Sawcut Driveway Paving	25	LF	$10.00	$250	
Remove Driveway Paving	100	SF	$5.00	$500	
Sawcut Crosspan in Street	8	LF	$10.00	$80	
Remove Crosspan in Street	20	SF	$5.00	$100	
Remove Street Curbs				***N/A***	With new curb cut into parking lot
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
Cut in Tee in Existing Water Main	1	EA	$5,000.00	$5,000	
Gate Valves w/Boxes in Driveway	2	EA	$2,800.00	$5,600	
Excavate/Install New Fire Main - 6"	55	LF	$100.00	$5,500	
New Fire Hydrant Assembly / Valves	1	EA	$5,250.00	$5,250	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Drain Pan at West Entry from Railroad	20	SF	$20.00	$400	
Dowels in Existing Pans	8	EA	$35.00	$280	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Driveway Paving	11	SY	$100.00	$1,111	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Fire Main Service to New Building					From main on west side of Railroad
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Protect Streetlight	1	EA	$150.00	$150	
Remove Landscape Cobble	150	SF	$2.50	$375	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	20	LF	$10.00	$200	
Sawcut Street Paving	80	LF	$10.00	$800	
Remove Street Paving	350	SF	$3.50	$1,225	
Steel Plates at Street Crossing	420	SF	$10.00	$4,200	
Cut in Tee in Existing Water Main	1	EA	$5,000.00	$5,000	
Gate Valves with Boxes	3	EA	$2,800.00	$8,400	
Excavate/Install New Fire Main - 6"	185	LF	$100.00	$18,500	
Bend and Thrust Block in New Main	1	EA	$650.00	$650	
Extend Fire Main Into Building	1	LS	$7,500.00	$7,500	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	20	LF	$30.00	$600	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Asphalt at Street Cut	39	SY	$100.00	$3,889	
Asphalt Overlay at T-Patch	54	SY	$50.00	$2,722	
Replace Landscape Cobble	150	SF	$10.00	$1,500	
Domestic Water Service to New Building					Assume adjacent to new fire main line
Traffic Control and Barricdes				***w/Fire Main***	
Remove Asphalt Paving in Street				***w/Fire Main***	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Water Tap on Main	1	EA	$4,000.00	$4,000	
Excavate / Install New Service Line	180	LF	$150.00	$27,000	
Domestic Water Meter Vault	1	EA	$15,000.00	$15,000	
Domestic Service Piping to Building - 4" D	20	LF	$150.00	$3,000	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete/Asphalt/Landscape Replacement				***w/Fire Main***	
Sanitary Sewer Service to New Building					Assume new location from old service
Traffic Control in Railroad Avenue	1	LS	$10,000.00	$10,000	Close both lanes of Railroad-1/2 at a time
Barricades on Sidewalk	1	LS	$1,500.00	$1,500	
Pothole to Find Existing Line	1	EA	$500.00	$500	
Removals					
Sawcut Driveway Paving	20	LF	$10.00	$200	
Remove Driveway Paving	50	SF	$5.00	$250	
Sawcut Street Sidewalk	10	LF	$10.00	$100	
Remove Street Sidewalk	25	SF	$2.50	$63	
Sawcut Street Curbs	4	EA	$75.00	$300	
Remove Street Curbs	10	LF	$10.00	$100	
Sawcut Street Paving	75	LF	$10.00	$750	
Remove Street Paving	175	SF	$3.50	$613	
Steel Plates at Street Crossing	280	SF	$10.00	$2,800	
New Sanitary Sewer Service					
Service Tap in Existing Main	1	EA	$500.00	$500	
Excavate / Install New Service Line	60	LF	$80.00	$4,800	
Crossings at Existing Underground Utilities					
Electrical Branch Lines	2	EA	$250.00	$500	
Fiber Optic Line	1	EA	$250.00	$250	
Telephone Line	1	EA	$250.00	$250	
Flow Fill in Street Right of Way	19	CY	$250.00	$4,630	
Concrete Replacement					
Curb and Gutter Along Street	10	LF	$30.00	$300	
Dowels in Existing Curbs	8	EA	$35.00	$280	
Street Sidewalk	25	SF	$12.00	$300	
Asphalt Replacement					
Separate Mobils. for Asphalt Sub.	2	EA	$2,500.00	$5,000	
Edge Mill Pavement at Trench Sides	140	SF	$7.50	$1,050	
Replace Driveway Paving	6	SY	$100.00	$556	
Replace Asphalt at Street Cut	19	SY	$100.00	$1,944	
Asphalt Overlay at T-Patch	35	SY	$50.00	$1,750	
Video Inspection of New Line	50	LF	$10.00	$500	
Storm Drain Work at New Water Quality Pond					Assume discharging into Rifle Creek
Barricades on Rifle Creek Trail	1	LS	$1,500.00	$1,500	
Relocate Existing Storm Drain Piping	1	LS	$10,000.00	$10,000	Appears to be an existing drainage pipe
Remove Police Fence for Crossing	1	LS	$250.00	$250	Short term removal for pipe crossing
Clear and Grub Path for New Piping	650	SF	$1.00	$650	
Concrete Removals					
Sawcut Trail Sidewalk	16	LF	$10.00	$160	
Remove Trail Paving	40	SF	$5.00	$200	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Structures and Piping					
Outlet Struct. in Water Qual. Pond	1	EA	$15,000.00	$15,000	
18" RCP Discharge Piping	70	LF	$150.00	$10,500	
Connect Pipie to Outlet Structure	1	LS	$500.00	$500	
Flared End Section with Toe Wall	1	EA	$4,500.00	$4,500	
Riprap and Bedding at New Water Quality Basin					
Emergency Spillway	50	CY	$150.00	$7,500	
Inlet at Northwest Corner	1	LS	$1,000.00	$1,000	
Flared End Section in Rifle Creek	1	LS	$1,500.00	$1,500	
Replace Removed Items					
Opening in Police Fence	1	LS	$500.00	$500	
Concrete Trail Paving	40	SF	$20.00	$800	
Drill Dowels in Trail Paving	14	EA	$35.00	$490	
Storm Drain System in Parking Lot					
Manholes at Pipe Intersections	1	EA	$7,500.00	$7,500	
Inlets in New Parking Lot	2	EA	$7,500.00	$15,000	
Storm Drain Piping	400	LF	$140.00	$56,000	
Roof Drain Piping at New Building					
Along South Side of Building	486	LF	$100.00	$48,600	
Connection at Roof Drain Leaders	2	EA	$1,200.00	$2,400	At conventional west portion
Connections at Downspouts on Gym.	11	EA	$1,000.00	$11,000	At Gymnasium section at east
Bends with Cleanouts	4	EA	$1,200.00	$4,800	
Connect Drain Line to New Manhole	1	EA	$650.00	$650	
Foundation Drain				***Excluded***	Assume not required
Site Electrical					
Remove Existing Services				Excluded	By utility service companies
New Services to Building				Excluded	By utility service companies
Conduits for Low Voltage Services					Assume from Railroad Ave. right-of-way
Telephone Service - 2 - 4" Conduits	320	LF	$42.50	13,600	
Cable Service Line - 2-2" Conduits	320	LF	$30.00	9,600	
Bends in Conduits	12	EA	$150.00	1,800	
Site Lighting					
Grounding Wire/Conduit in Bases	9	EA	$500.00	$4,500	
Parking Lot Pole Lights/Wiring	5	EA	$8,000.00	$40,000	
Pedestrian Fixtures in Plaza	3	EA	$5,000.00	$15,000	
Street Light at Railroad Entry	1	EA	$6,500.00	$6,500	
Electric Vehicle Charging Stations	2	EA	$15,000.00	$30,000	Including wiring from building
Wiring for Future Charging Stations	1	LS	$20,000.00	$20,000	
Power / Lighting on Shade Shelter	1	LS	$15,000.00	$15,000	
Misc. Site Electrical Items	1	LS	$5,000.00	$5,000	
New Trash Enclosure					Assume 8' x 10' masonry trash enclosure
Excavate and Backfill Footings	29	LF	$50.00	$1,433	Assume in north parking lot island
Wall Footings - 12"	65	SF	$35.00	$2,286	
Foundation Walls - 8" x 2'-6"	72	SF	$40.00	$2,866	
Pilaters at Gate Posts	5	VF	$250.00	$1,250	
Trash Enclosure Walls - 8" CMU	229	SF	$35.00	$8,025	Assume integrally colored block
Precast Wall Cap	29	LF	$100.00	$2,866	
Gate Posts	2	EA	$1,500.00	$3,000	
Gates 3'-4" Wide x 8' High	2	EA	$3,500.00	$7,000	
Paint Trash Enclosure Gates	2	EA	$350.00	$700	
Pipe Bollards at Gate	2	EA	$900.00	$1,800	Includes painting

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Shade Shelter					East end of parking lot
Foundations for Shade Shelter	4	EA	$1,500.00	$6,000	
Shade Shelter Materials	832	SF	$65.00	$54,080	
Freight on Shade Shelter	1	LS	$7,500.00	$7,500	
Installation of Shade Shelter	1	LS	$8,500.00	$8,500	
Site Concrete					South half of site only
Site Concrete Layout	1	LS	$15,000.00	$15,000	
Replace Removed Items					
Curb at Removed Parking Lot Pan	6	LF	$30.00	$180	
Curb at Removed Cross Pan	38	LF	$30.00	$1,140	
Drill Dowels Into Existing Curbs	8	EA	$35.00	$280	
Light Pole Bases					
At Parking Lot with 24" Projection	5	EA	$1,200.00	$6,000	
In Plaza Along 16th w/ No Projection	3	EA	$1,000.00	$3,000	
Along Railroad w/ No Projection	1	EA	$1,000.00	$1,000	
Bases at Electric Vehicle Chargers	2	EA	$1,000.00	$2,000	
Grout Light Pole / Charger Bases	11	EA	$50.00	$550	
Curb Cut and Crosspan at Railroad Avenue Entrance					
Traffic Control in Street	1	LS	$5,000.00	$5,000	
Crosspan and Flares - 8" Reinforced	496	SF	$12.00	$5,952	
Curbs on Crosspan	36	LF	$25.00	$900	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
New Street Sidewalks - 6"					
Along Railroad Avenue	2584	SF	$11.00	$28,424	
Along 16th Street	3650	SF	$11.00	$40,150	
Curbs on ADA Ramps	40	LF	$25.00	$1,000	At new curb cut on Railroad Avenue
Detectable Warning at ADA Ramps	32	SF	$75.00	$2,400	
Curb and Gutter in Parking Lot					
Standard Curb - 18" Pan	703	LF	$27.00	$18,981	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
Landscaping Islands in Parking Lot	245	LF	$27.00	$6,615	
West Edge of Skate Park Parking	29	LF	$27.00	$783	
Drain Pans					
Drain Pan in Center of Parking Lot	800	SF	$12.00	$9,600	Assume running west to east at center
Drain Chase in Water Quality Pond	75	LF	$65.00	$4,875	Drain pan with curbs on each side
Concrete Paving - 6"					
At Trash Enclosure and Ramp	160	SF	$20.00	$3,200	
Curbs on Concrete Paving at Walls	26	LF	$20.00	$520	
Sidewalks - Assume 4" Thick					
At South End of Pool Parking Lot	91	SF	$9.00	$819	
Along East Side of Parking Lot	621	SF	$9.00	$5,589	
At North Side of Building	6765	SF	$9.00	$60,881	
Along East Side of Building	1083	SF	$9.00	$9,747	
Plaza at South Side of Building	12349	SF	$9.00	$111,141	
Thickened Edges at Landscaping	700	LF	$15.00	$10,505	At planter areas in islands/south plaza
Premiums for Wheelchair Ramps	4	EA	$1,000.00	$4,000	Plus sidewalk cost
Slab at Shade Shelter	887	SF	$12.00	$10,638	
Pads for HVAC Units - 16' x 8' - 2 Ea.	256	SF	$20.00	$5,120	Assume along east side of building
Thickened Edges at Landscaping	150	LF	$15.00	12,180	
Misc. Site Concrete Items	1	LS	$2,500.00	$2,500	
Site Concrete Weather Protection	31604	SF	$0.50	$15,802	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Asphalt Paving					
Replace Asphalt in Street at Removed Curbs					
Separate Mobilization for Paver	1	EA	$2,500.00	$2,500	
Edge Mill Pavement at Trench Sides	136	SF	$7.50	$1,020	
Replace Asphalt at Street Cut	22	SY	$100.00	$2,222	
Asphalt Overlay at T-Patch	37	SY	$50.00	$1,867	
Drive Lane Paving - Full Depth	2406	SY	$75.00	$180,452	
Parking Area Paving - Full Depth	1083	SY	$70.00	$75,824	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at Railroad Entry - 24" Wi	48	LF	$5.00	$240	
Parking Stall Divider Stripes - 4"	1823	LF	$0.75	$1,367	
Diagonal Striping at HC Stalls - 4"	120	LF	$1.50	$180	Assume 0.4 LF/SF
Directional Arrows	4	EA	$100.00	$400	
Handicap Parking Symbols	4	EA	$150.00	$600	
Van Lettering	4	EA	$100.00	$400	
EV Charging Symbols	2	EA	$150.00	$300	
Wheel Stops at ADA Spaces	4	EA	$150.00	$600	
Fencing and Gates					Enclosure at ground mounted HVAC units
Chain Link Fence - 6'	48	LF	$75.00	$3,600	
Double Access Gates - 8' wide	2	EA	$4,000.00	$8,000	
Site Signage					
Reinstall Salvaged Post Mounted Sign	1	EA	$150.00	$150	
One-Way Signs	2	EA	$300.00	$600	
ADA Space / Van Accessible Signs	4	EA	$350.00	$1,400	
Electric Vehicle Parking Signs	2	EA	$300.00	$600	
Stop Sign at Railroad Entrance	1	EA	$350.00	$350	
New Miscellaneous Signs	1	LS	$1,000.00	$1,000	
Site Furnishings					
Reinstall Salvaged Trash Receptacles / Picnic Tables at Shade Shelter				***By Owner***	
New Site Furnishings					
Trash Receptacles	4	EA	$1,550.00	$6,200	
Benches	6	EA	$1,750.00	$10,500	
Bike Racks	10	EA	$500.00	$5,000	
Landscaping and Irrigation					
Reconnect Irrigation/Controls to Exist.	1	LS	$1,500.00	$1,500	
New Trees					
Street Trees	15	EA	$1,000.00	$15,000	
Trees in Parking Lot Islands	7	EA	$900.00	$6,300	
Trees North of Skate Park	3	EA	$900.00	$2,700	
Cobble Mulch Along Streets					
Drip Irrigation for Street Trees	5200	SF	$2.00	$10,400	
Keyed Cobble Mulch	5200	SF	$10.00	$52,000	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	180	CY	$150.00	$27,000	Assume 12" deep
Irrigation	4860	SF	$3.00	$14,580	
Gravel Mulch in Planting Beds	4860	SF	$4.00	$19,440	
Gravel Mulch North of Parking Lot	268	SF	$4.00	$1,072	
Gravel Mulch at Existing Skae Park	600	SF	$3.50	$2,100	Replace where removed for new work
Shrubs / Plantings in Planting Beds	4860	SF	$10.00	$48,600	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Reinstall Salvaged Landscape Boulders					
Large Boulders	25	EA	$150.00	$3,750	
Small Boulders	10	EA	$100.00	$1,000	
Replace Sod and Irrigation Where Removed for New Work					
At East Side of New Building	2298	SF	$6.00	$13,787	
Where Removed SW of Pool Complex	250	SF	$6.00	$1,500	
North of Existing Skate Park	3100	SF	$6.00	$18,600	
Native Seed and Irrigation at Water Quality Pond					
Water Quality Pond on Police Site	6100	SF	$1.50	$9,150	In triangular area south of Police/Courts
Reseed Hillside at Rifle Creek	650	SF	$1.50	$975	
Site Improvements at Pool Parking Lot					
Curb and Gutter at New North Islands					
Standard Curb - 18" Pan	70	LF	$30.00	$2,100	
Drill Dowels Into Existing Curbs	4	EA	$35.00	$140	
New Sidewalk Along Railroad Ave - 6"	1512	SF	$11.00	$16,632	
Replace Asphalt at New Curbs					
Separate Mobilization for Paver	1	EA	$2,500.00	$2,500	
New Asphalt at Northeast Island	23	SY	$80.00	$1,813	
Replace Asphalt at New Curbs	6	SY	$100.00	$589	
Replace Asphalt at Irrigation Trench	1	SY	$100.00	$133	
Overlay Existing Asphalt - 2"	1140	SY	$25.00	$28,508	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at 18th Entry - 24" W.	56	LF	$5.00	$280	
Parking Stall Divider Stripes - 4"	600	LF	$0.75	$450	
Diagonal Striping at HC Stalls - 4"	80	LF	$1.50	$120	
Directional Arrows	2	EA	$100.00	$200	
Handicap Parking Symbols	2	EA	$150.00	$300	
Van Lettering	2	EA	$100.00	$200	
Wheel Stops at ADA Spaces	2	EA	$150.00	$300	
Site Signage					
ADA Space / Van Accessible Signs	2	EA	$350.00	$700	
Landscaping and Irrigation					
New Trees					
Street Trees	6	EA	$1,000.00	$6,000	
Trees in Parking Lot Islands	2	EA	$900.00	$1,800	
Cobble Mulch Along Streets					
Drip Irrigation for Street Trees	2300	SF	$2.00	$4,600	
Keyed Cobble Mulch	2300	SF	$10.00	$23,000	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	7	CY	$150.00	$1,039	Assume 12" deep
Irrigation	187	SF	$3.00	$561	
Gravel Mulch in Planting Beds	187	SF	$4.00	$748	
Shrubs / Plantings in Planting Beds	187	SF	$10.00	$1,870	
Site Improvements at Skate Park Parking Lot					
New Curb Cut on 16th Street					
Traffic Control in Street	1	LS	$2,500.00	$2,500	
Crosspan and Flares - 8" Reinforced	254	SF	$12.00	$3,048	
Curb on Crosspan	12	LF	$25.00	$300	
Drill Dowels Into Existing Pans	8	EA	$35.00	$280	
Standard Curb - 18" Pan	200	LF	$27.00	$5,400	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Sidewalk Along Railroad Ave - 6"	676	SF	$11.00	$7,436	
Detectable Warning Strip	16	SF	$75.00	$1,200	
Sidewalk at North Side of Parking Lot	605	SF	$9.00	$5,445	
Thickened Edges at Landscaping	43	LF	$15.00	$645	
Asphalt Paving in New Lot	473	SY	$80.00	$37,858	
Replace Asphalt at New Curb Cut	10	SY	$100.00	$1,000	
Pavement Markings in Parking Lot					
Sweep Lot Before Striping	1	LS	$500.00	$500	
Crosswalk Bars at 16th Entry - 24" W.	56	LF	$5.00	$280	
Parking Stall Divider Stripes - 4"	140	LF	$0.75	$105	
Landscaping and Irrigation					
Trees in Parking Lot Islands	3	EA	$900.00	$2,700	
Cobble Mulch Along Street	367	SF	$10.00	$3,670	
Replace Gravel Mulch at Skate Park	90	SF	$4.00	$360	
Gravel Mulch in Planter Areas					
Import Planting Mix for Planters	21	CY	$150.00	$3,078	
Irrigation	554	SF	$3.00	$1,662	
Gravel Mulch in Planting Beds	554	SF	$4.00	$2,216	
Shrubs / Plantings in Planting Beds	554	SF	$10.00	$5,540	
Reinstall Salvaged Landscape Boulders					
Large Boulders	10	EA	$150.00	$1,500	
Small Boulders	1	EA	$100.00	$100	
Subtotal of Site Improvements				**$2,203,751**	
NATATORIUM AND POOL					11,941 SF, including entry corridor
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Earthwork for Pool Structures					
Excavate for Pump Pit	207	CY	$6.50	1,342	
Scarify/Recomp. Under Pump Pit Slab	311	SF	$2.50	778	
Backfill Pump Pit	138	CY	$10.00	1,380	
Excavate for Backwash Basin	103	CY	$6.50	672	
Scarify/Recompact Under Basin Slab	78	SF	$4.00	312	
Backfill Backwash Basin	87	CY	$12.00	1,046	
Excavate for Slide Runout Sump	3	CY	$20.00	61	
Scarify/Recomp. Under Runout Slab	25	SF	$4.00	101	
Backfill Slide Runout Sump	2	CY	$100.00	210	
Earthwork for Pool					
Mass Excavate for Leisure Pool	1,490	CY	$6.50	9,686	Final excavation by pool subcontractor
Underslab Drain Gravel Under Pool	183	CY	$75.00	13,694	12" deep gravel layer
Backfill Pool with Granular Material	535	CY	$60.00	32,111	Perimeter of pool to allow shaping
Haul Off Excess Excavated Material	1,490	CY	$25.00	37,254	
Excavate and Backfill Foundations					
Exterior Foundation Walls	231	LF	$65.00	15,015	
Excavate Slide Footings	177	CY	$7.50	1,325	
Backfill Slide Footings	177	CY	$20.00	3,533	
Interior Foundation Walls	81	LF	$65.00	5,276	
Interior Footings	158	LF	$40.00	6,300	
Scarify/Recompact Under Footings	3287	SF	$3.50	11,503	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Underslab Gravel					
Under Building Floor Slab	98	CY	$80.00	$7,871	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$5,000.00	$5,000	
Pump Pit in Mechanical Room - 5' Below Main Level					In southwest corner of Pool Mechanical
Floor Slab - 12" Thick	311	SF	$35.00	$10,894	
Trowel Finish Slab	224	SF	$1.00	$224	
Waterstop in Wall Joint	68	LF	$18.00	$1,227	
Pit Walls - 16" x 5'-8" Deep - N & E	185	SF	$55.00	$10,188	
Pit Walls - 16" x 5'-0" Deep - West	114	SF	$55.00	$6,278	
Pit Wall - 12" x 5'-0" Deep - South	61	SF	$42.00	$2,556	
Slab Seat at Tops of Walls	90	SF	$12.00	$1,075	
Install Sleeves for Pool Piping	1	LS	$2,500.00	$2,500	
Chamfer Top Edge of N & E Walls	65	LF	$4.25	$277	
Rub Finish Exposed Portions	415	SF	$4.25	$1,763	Exterior and interior of pit
Backwash Holding Basin - 5' Below Main Level					In northwest corner of Pool Mechanical
Floor Slab - 12" Thick	78	SF	$48.00	$3,746	
Trowel Finish Slab	32	SF	$1.50	$48	
Waterstop in Wall Joint	30	LF	$18.00	$540	
Basin Walls-16" x 10' High-N, E, & W	239	SF	$55.00	$13,145	
Basin Wall - 16" x 10' Deep - South	67	SF	$55.00	$3,669	
Brick Ledge on Above Grade Portion	169	SF	$12.00	$2,026	
Chamfer Exposed Edges of Walls	67	LF	$4.25	$285	
Rub Finish Exp. Portion - Ext. Only	56	SF	$4.25	$237	
Slide Runout Sump Pit					
Floor Slab - 8" Thick	25	SF	$36.00	$909	
Trowel Finish Slab	14	SF	$1.00	$14	
Waterstop in Wall Joint	18	LF	$18.00	$318	
Sump Pit Walls - 8" x 1'-8" Deep	30	SF	$55.00	$1,624	
Pad Footings at Slide					
10' x 10' x 24" - 2 EA	200	SF	$60.00	$12,000	
6' x 6' x 12" - 1 EA	36	SF	$36.00	$1,296	
6' x 3' x 12" Deep - 1 Ea.	18	SF	$36.00	$648	At base of slide stair
4' x 4' x 12" Deep - 2 Ea.	64	SF	$36.00	$2,304	At slide stair landings
Pad Footings Building Perimeter					
13-'4" x 14'-8" x 15"	298	SF	$42.00	$12,516	At intersection with Locker Rooms
10' x 10' x 15" - 4 EA	400	SF	$42.00	$16,800	On west wall
9' x 9' x 12" - 4 EA	324	SF	$36.00	$11,664	Along north wall
Pad Footings Building Interior					
16' x 16' x 16" - East Wall at Lockers	256	SF	$44.00	$11,264	At intersection of east and south walls
11' x 11' x 16" - 4 EA	484	SF	$44.00	$21,296	On east wall
10' x 10' x 15" - 3 EA	300	SF	$42.00	$12,600	On south wall
4' x 4' x 12" Deep - 5 Ea.	80	SF	$36.00	$2,880	At opening at south end of corridor
Building Perimeter Footings					
3'-0" wide x 12" deep	106	SF	$30.00	$3,180	
2'-0" wide x 12" deep	190	SF	$30.00	$5,710	
Building Interior Footings					
3'-0" wide x 12" deep	350	SF	$30.00	$10,508	
2'-0" wide x 12" deep	180	SF	$30.00	$5,399	
Footing Steps	8	EA	$250.00	$2,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	398	SF	$60.00	$23,879	Assume 14" Wide x 3'-0" High
Steps in Foundation Wall	2	EA	$200.00	$400	
Additional Wall Height at Pool - 14"	80	SF	$60.00	$4,800	Additional 2' depth at deep part of pool
Stem Wall at Curtainwall - 8"	296	SF	$48.00	$14,184	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	83	LF	$20.00	$1,653	
Pilasters in Exterior Stem Walls - 10	31	VF	$360.00	$11,052	
Interior Foundation Wall					At east wall of Natatorium
Stem Wall at CMU - 8"	247	SF	$48.00	$11,832	Assume 8" Wide x 3'-0" High
Steps in Foundation Wall	3	EA	$200.00	$600	
Addional Wall Height at Pool - 8"	266	SF	$48.00	$12,761	Additional depth at deep part of pool
Pilasters in Interior Stem Walls - 4	25	VF	$360.00	$8,885	
Pier at Base of Slide Stairs					
Stair Pedestal Wall - 12"	18	SF	$56.00	1,011	
2'-4" x 2'-4" at Stair Support Cols	20	VF	$480.00	9,677	
Chamfer Top of Stair Pier	27	LF	$10.00	266	
Rub Finish Exposed Portions	99	SF	$7.50	745	
Inst. Anchor Bolts-Pilasters/Footings	240	EA	$30.00	7,200	
Round Piers at Slide Foundations					
30" Dia. Piers at Slide Columns - 5	25	VF	$360.00	9,000	
Chamfer Tops of Piers	39	LF	$10.00	393	
Install Anchor Bolts	40	EA	$30.00	1,200	
Rub Finish Exposed Portion of Piers	79	SF	$7.50	589	
Floor Slabs on Grade					
Pool Deck Slab					
Encasement Around Underslab Exhaust Pipes				***Assume Not Required***	
Floor Slab with Rebar - 4"	4,866	SF	$11.00	53,521	
Blockout in Deck Slab at Sump Pit	8	LF	$12.00	90	
Thickened Sections in Slabs					
Around Trench Drains	263	LF	$70.00	18,410	
Around Slide Sump	17	LF	$20.00	347	
At Edge Under Glazing	132	LF	$20.00	2,647	
Pour Back Columns Blockouts	252	SF	$20.00	5,040	
Coping and Tile at Pool Perimeters				w/Pools	
Slabs on Grade in Pool Mechanical and Storage Rooms					
Floor Slab with Rebar - 6"	1,073	SF	$12.00	12,873	
Thickened Slab Under Thresholds	33	LF	$30.00	1,000	
Slab on Grade in Pool Offices and Corridor					
Floor Slab with Rebar - 4"	1,380	SF	$10.00	13,800	
Thickened Sections in Slabs					
Under Door Thresholds	3	LF	$30.00	100	
At Edge Under Glazing	38	LF	$20.00	760	
Under Base of Corridor Stairs	5	LF	$20.00	100	For second exit stair from upper level
Moisture Mitigation Additive	1,380	SF	$5.00	6,900	
Vapor Barrier Under Slab	1,380	SF	$0.75	1,035	
Structural Stoops at Exterior Doors					
Pad Footings at Exterior Door Stoops					
Double Doors - 3 Ea.	135	SF	$30.00	$4,050	Assume 10'-0" x 4'-6" x 12" deep
Single Doors - 2 Ea.	72	SF	$30.00	$2,160	Assume 6'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoops - 8"	189	SF	$48.00	$9,059	Assume 8" Wide x 2'-4" High

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Structural Slabs					
North Wall at Double Doors	108	SF	$20.00	$2,160	Assume 8' x 4'-6" structural slabs
North Wall at Chem. Room Doors	54	SF	$20.00	$1,080	Assume 6' x 4'-6" at single exit door
Void Form Under Struct. Slabs	112	SF	$12.00	$1,349	
Cast-in-Place Structural Stair and Landing					
Form Sloped Suspended Soffit	148	SF	$90.00	13,340	
Form Sides of Stairs	113	SF	$24.00	2,704	
Form Stair Risers	151	LF	$42.00	6,321	
Reinforced Structural Stair Treads	147	LF	$48.00	7,056	Concrete and reinforcing
Cast-In Integral Nosings	151	LF	$30.00	4,515	
Structural Slab at Landings- 10"	96	SF	$60.00	5,760	
Rub Finish Underside	244	SF	$4.50	1,099	Stairs and landings
Rub Finish Sides	68	SF	$10.00	676	Stairs and landings
Hoisting/Personnel Lift Equip.	1	LS	$10,000.00	10,000	
Structural Slab at Slide Platform					
Reinforced Structural Slab - 10"	72	SF	$60.00	4,320	
Slabs on Metal Deck at Mechanical Well					
Slabs at HVAC Units	500	SF	$20.00	10,000	
Blockouts for HVAC	170	LF	$12.00	2,040	
Miscellaneous Concrete Items					
Slide Runout Podium Slab	161	SF	$12.00	1,931	
Blockout in Podium at Sump Pit	15	LF	$15.00	225	
Angle Frame at Slide Sump Pits	16	LF	$75.00	1,176	
Conc. Locker Base in Pool Office	13	SF	$30.00	392	
Equipment Pads for Pool Equip.	133	SF	$25.00	3,325	
Curbs in Acid and Chlorine Rooms	51	LF	$35.00	1,773	
Equip. Pad for Hot Water Heater	12	SF	$30.00	360	
Equip. Pad for Elect.Transformer	7	SF	$30.00	210	
Pads in Service Yard for MAU	84	SF	$20.00	1,680	
Equipment Pads / Curbs / Misc	1	LS	$500.00	500	
Grouting					
Building Column Baseplates	18	EA	$150.00	2,700	
Slide Column Baseplates	5	EA	$250.00	1,250	
Slide Runout	1	EA	$300.00	300	
Small Baseplates	12	EA	$75.00	900	
Mechanical and Pool Equipment	1	LS	$750.00	750	
Forklift and Material Handling Equip.	2	MO	$7,500.00	15,000	
Weather Protection / Foundations	1	LS	$10,000.00	10,000	
Weather Protection / Slabs	8,233	SF	$1.00	8,233	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	1071	SF	$3.50	$3,748	Including protection board
Waterproofing on Pit Walls					
Pump Pit	338	SF	$10.00	$3,384	
Backwash Basin	157	SF	$10.00	$1,573	
Epoxy Coating on Inside of Backwash Hol	270	SF	$10.00	2,701	Sides and bottom
Foundation Insulation					
Insulation and Protection Board	463	SF	$4.50	$2,084	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	232	LF	$15.00	$3,480	
Foundation Drain Piping / Cleanouts				***N/A***	Assume none

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at West Wall	1481	SF	$30.00	$44,432	
8" Backup at North and East Walls	1495	SF	$30.00	$44,861	
Shore Bond Beams at Openings	57	LF	$120.00	$6,800	
Temporary Piers for Wind Bracing	6	EA	$650.00	$3,900	In subgrade below finished floor
Temporary Wind Braces	6	EA	$500.00	$3,000	Install and remove
Brick Veneer					
Precast Lintels Above Windows	48	LF	$200.00	$9,500	
Lintel Angles Above Personnel Doors	17	LF	$75.00	$1,299	Galvanized steel angles
Brick Veneer on West Wall	1402	SF	$38.00	$53,266	
Brick Veneer on North and East Walls	1495	SF	$38.00	$56,824	
Brick Veneer on Brick Ledges	65	SF	$38.00	$2,452	
Sprayed Air Barrier on CMU Backup	3041	SF	$5.00	$15,205	
Rigid Insulation Behind Brick Veneer	3041	SF	$6.00	$18,246	
Precast Window Sills at Glazing	87	LF	$65.00	$5,655	At west wall
Interior CMU Partition Walls					
8" to Struct. at East Natatorium Wall	2338	SF	$30.00	$70,143	To 26'-0" above finished floor
8" to Struct. at Return Ductwork	763	SF	$30.00	$22,883	In Natatorium corners
8" to Structure at W. Wall of Corridor	2338	SF	$30.00	$70,142	To 26'-0" above finished floor
8" Parts. to Underside of Well Struct.	1854	SF	$30.00	$55,628	To 17'-8" above finished floor
Soap Sides of Beam Above Opening	75	LF	$75.00	$5,600	
Shore Bond Beams at Openings	45	LF	$120.00	$5,360	In 8" CMU walls
Temporary Piers for Wind Bracing	16	EA	$650.00	$10,400	In subgrade below finished floor
Temporary Wind Braces	16	EA	$500.00	$8,000	Install and remove
Masonry Reinforcing Steel	10270	SF	$2.00	$20,539	
Weather Protection - Masonry	23548	SF	$1.00	$23,548	
Structural Steel and Miscellaneous Metals					
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Tube Steel Columns					
At Natatorium	25	TONS	$3,600.00	$90,000	
At Slide Platform / Stairs	35	VF	$75.00	$2,625	
Beams and Framing					
Wide Flange Beams at Perimeter	17	TONS	$3,600.00	$61,200	
Stainless Steel Rod X-Braces with Couplers					For hanging wind girts
15/16" Diameter	180	LF	$85.00	$15,300	
1-3/16" Diameter	250	LF	$100.00	$25,000	
Anchor Discs and Connecting Plates	36	EA	$200.00	$7,200	
Wide Flange Beams For Lower Roof	9.7	TONS	$3,600.00	$35,052	For mechancial well roof
Wide Flange Beams For Corr. Roof	3.0	TONS	$3,600.00	$10,692	
Embed Plates in CMU at Roof Beams	66	EA	$125.00	$8,250	
Embed Plates w/Bolts in CMU Walls	20	EA	$175.00	$3,500	At roof expansion joint
Beams For Slide Platform / Landing	2	TONS	$4,500.00	$9,000	
Headed Studs at Slide Platform Deck	50	EA	$7.50	$375	
Tube Steel Girts					
Wind Girts for Exterior Walls	10.5	TONS	$3,800.00	$39,816	
Girt at Top of Curtainwall	194	LF	$60.00	$11,640	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	24	EA	$500.00	$12,000	
Bottom Girts	10	EA	$400.00	$4,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Trusses - Upper Roof	48	TONS	$3,250.00	$157,413	Roof trusses above Natatorium
Sloped Beam Seats-Tops of Columns	12	EA	$750.00	$9,000	
Outriggers at Soffits	88	EA	$500.00	$44,000	
Tube Steel at Upper Roof Perimeter	4.6	TONS	$3,600.00	$16,678	
Mounting Brackets for Girts	20	EA	$500.00	$10,000	
Plate Welded to West Girt w/Bolts	109	LF	$75.00	$8,175	
Bent Plate at East Wall	109	LF	$65.00	$7,085	For gutter support
Roof Deck Edge Angle at Upper Roof	401	LF	$65.00	$26,087	
Roof Deck Edge Angle at Mech. Well	256	LF	$65.00	$16,640	
Roof Deck Edge Angle at Corridor	199	LF	$65.00	$12,935	
Miscellaneous Structural Supports					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Beams and Columns at Large CMU Openings					At Pool Offices
Tube Steel Columns	21	VF	$100.00	$2,134	
Beam w/Bottom Plate	38	LF	$120.00	$4,560	
Lintels at HVAC Openings in Interior CMU Partitions					
4'-0" Wide or Less Opening Widths	81	LF	$60.00	$4,889	
4'-0" to 6'-8" Opening Widths	7	LF	$80.00	$546	
HVLS Ceiling Fan Support Beam	22	LF	$100.00	$2,200	
Hoist Beam Above Pump Pit	20	LF	$120.00	$2,400	
Wall Angles at Pool Mech. / Offices	202	LF	$80.00	$16,186	
Metal Deck					
At Pool Mech/Office Roofs - 1-1/2"	4	SQ	$750.00	$3,000	
At Corridor Roofs - 1-1/2"	3	SQ	$750.00	$2,250	
Roof Deck at Main Upper Roof - Epic Envista with Primer on Underside					
Materials, Freight, and Sales Tax	11,888	SF	$22.00	$261,537	
Installation Labor, Hoisting, Fasteners	11,888	SF	$3.60	$42,797	
Opening Frames-RTU/Exhaust/Hatch	12	EA	$3,500.00	$42,000	
Cut Roof Deck at HVAC Openings	12	EA	$75.00	$900	
Touch-Up Paint Field Welds	1	LS	$2,500.00	$2,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	1,500	
Grating at Slide Runout Sumps					
Angle Frame at Slide Sump Pit	16	LF	$60.00	941	
Grating at Slide Sump Pit	14	SF	$45.00	642	
Handrails and Guardrails					
Guardrail w/Handrail on Slide Stairs	85	LF	$420.00	35,574	
Guardrail w/Handrail on Landings	46	LF	$390.00	17,940	
Guardrail on Slide Acccess Platform	34	LF	$390.00	13,260	
Field Cut and Trim Opening at Slide	1	EA	$750.00	750	Where slide passes through railing
Cane Detection Rail Under Stairs	26	LF	$390.00	10,140	Under first flight of stairs
Stair Railings at Pool Access Steps				***w/Pool***	
Guardrail at Pump Pit w/Chain	32	LF	$250.00	8,000	Chain at opening to pit ladder
Ladders					
Roof Access Ladders in Mech. Well	42	VF	$145.00	6,090	On west, south, and east walls of well
Roof Access Ladder - Pool Mech. Room	17	VF	$145.00	2,465	
Safety Cages on Upper Portions	27	VF	$300.00	8,100	On ladders above 8' high
Wall Ladder at Pump Pit	8	VF	$145.00	1,160	
Wall Ladder Outside Backwash Tank	8	VF	$145.00	1,160	
Wall Ladder In Backwash Tank - Galv.	13	VF	$240.00	3,120	
Surge Tank Access Hatch				***w/Pool***	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Exterior Walls					
Fascia and Soffits at Roof Edge					
Metal Stud Framing at Fascia	373	SF	$30.00	$11,199	
Metal Stud Framing at Soffits	698	SF	$20.00	$13,966	
Plywood Under Fasca	373	SF	$10.00	$3,733	
Brakemetal Fascia	561	SF	$50.00	$28,067	
Metal Soffit - Wood Look	698	SF	$45.00	$31,424	Includes hat channel framing
Wood Look Beam Ends on West Wall	9	EA	$750.00	$6,750	At 16' on center
Rigid Insulation at Fascia and Soffits	1260	SF	$7.50	$9,447	
Sprayed Air Barrier at Fascia/Soffits	1260	SF	$5.50	$6,928	
Sheet Metal Spandrel on West Wall					
Metal Stud Framing	37	SF	$30.00	$1,102	
Plywood Under Fasca	51	SF	$10.00	$513	
Insulation in Metal Stud Framing	51	SF	$10.00	$513	
Sprayed Air Barrier at Spandrel	51	SF	$5.50	$282	
Brakemetal Fascia	51	SF	$50.00	$2,563	
Water Resistant Drywall on Interior	37	SF	$20.00	$735	
Insulated Wall Panels					Including drip and corner trim
North Wall	1447	SF	$55.00	$79,585	
West Wall Above Curtainwall	191	SF	$75.00	$14,306	
South Wall	140	SF	$65.00	$9,091	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
Natatorium Roof	9,907	SF	$30.00	$297,201	
Mechanical Well	2,071	SF	$30.00	$62,130	
Flashing/Insulation on Mech. Well	2,560	SF	$15.00	$38,400	On perimeter walls of Mechanical Well
Entry Corridor	746	SF	$30.00	$22,385	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	472	LF	$40.00	$18,860	At edge of flat roofs
Cap Flashing on Top of Walls	59	LF	$35.00	$2,065	
Counterflashing at CMU Wall	92	LF	$30.00	$2,760	On Gym wall
Gravel Stop at Mechanical Well	201	LF	$25.00	$5,025	
Gutter at Mechanical Well	201	LF	$30.00	$6,030	
Downspouts at Mechanical Well	70	VF	$25.00	$1,750	
Splashblocks at Downspouts	7	EA	$150.00	$1,050	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
North End of West Wall	528	SF	$150.00	$79,200	
West Wall Openings	681	SF	$150.00	$102,097	
Exterior Storefront					
North Wall	723	SF	$95.00	$68,685	
West Wall Clerestory	1000	SF	$100.00	$99,953	
Sill Flashing at West Wall Clerestory	109	LF	$30.00	$3,270	
Interior Storefront					
Pool Offices	352	SF	$65.00	$22,900	
Storefront Doors w/Panic Hardware	6	EA	$8,000.00	$48,000	
Storefront Doors w/Std. Hardware	1	EA	$6,500.00	$6,500	
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	20	VF	75.00	$1,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Personnel Doors and Hardware					
HM Doors at Chemical Rooms - 3' x 7'	4	EA	$4,000.00	$16,000	Includes frame/leaf/hardware/paint
Double Doors/Frames/Hardware-6'x7'	3	EA	$5,400.00	$16,200	Wood or hollow metal
Single Doors/Frames/Hardware-3'x7'	3	EA	$3,200.00	$9,600	Wood or hollow metal
Access Panels / Doors	1	LS	$5,000.00	$5,000	
Interior Finishes					
Drywall Walls					
Pool Office to Structure	553	SF	$16.00	$8,844	
Mullion Closure on End of Wall	10	VF	$30.00	$300	To close end of wall to storefront
Misc. Caulking and Sealants	1	LS	$500.00	$500	
Drywall Ceilings and Soffits					
Chemical Rooms - Fire Rated	171	SF	$20.00	$3,420	Assume ceiling at 8'-4" AFF
Acoustical Tile Ceilings					
Specialty Ceiling in Corridor	642	SF	$40.00	$25,680	Includes soffits/clouds/acoutic panels
In Pool Offices	738	SF	$10.00	$7,380	Assume ceiling at 10'-0" above floor
Carpet Tile Flooring in Entry Corridor					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	746	SF	$5.00	$3,731	
Floor Preparation and Leveling	746	SF	$1.50	$1,119	
Main Corridor	91	SY	$45.00	$4,104	
Transition Strips	15	LF	$20.00	$300	
Rubber Base	170	LF	$3.00	$509	
Epoxy Flooring and Base in Chlorine and Acid Rooms					
Substrate Moisture Testing	1	LS	$500.00	$500	
Surface Preparation - Shot Blasting	171	SF	$3.50	$599	
Floor Preparation and Leveling	171	SF	$2.00	$342	
Epoxy Flooring	171	SF	$16.00	$2,736	
Schluter Trim Pieces at Top of Base	67	LF	$15.00	$1,010	
Epoxy Base on Perimeter Walls	67	LF	$16.00	$1,077	
Epoxy on Sides of Containment Curbs	69	LF	$16.00	$1,098	
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$5,000.00	$5,000	
Natatorium	4,866	SF	$3.00	$14,597	
Pool Mechanical / Support Rooms	1073	SF	$3.00	$3,218	
Pool Offices	1380	SF	$3.00	$4,140	
Stair Treads and Landings at Slide	319	LF	$5.00	$1,593	
Rubber Base	134	LF	$3.00	$402	
Painting					
Paint Exposed Structure					
Natatorium Ceiling and Structure	9048	SF	$5.00	$45,240	
Mech./Storage/Elect. Rooms	902	SF	$3.50	$3,157	
Paint CMU Walls	17563	SF	$3.00	$52,688	High performance coating
Paint Drywall Walls	620	SF	$1.50	$930	
Paint Drywall Ceilings	171	SF	$2.00	$342	
Cabinets and Countertops					
Countertops w/Supports at Offices	47	LF	$250.00	$11,750	
Specialties					
Signage					
Room Identification Signs	11	EA	$250.00	$2,750	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	3	EA	$250.00	$750	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Metal Lockers					
Double-Tier at Pool Office	22	EA	$475.00	$10,450	Assume 12" x 16" lockers - 11 frames
End Panel	1	EA	$150.00	$150	
Sloped Tops	11	EA	$100.00	$1,100	
Locker Benches					
Laminated Maple Bench	11	LF	$130.00	$1,430	
Pedestal Supports	3	EA	$75.00	$225	
Misc. Specialty Items	1	LS	$2,500.00	$2,500	Fire extinguishers, signs, etc.
Special Construction					
Pool Design, Construction, and Equipment					
Lap Area and Equipment	1,135	SF	$550.00	$624,250	
Recreation Area, Piping, and Finishes	3,030	SF	$450.00	$1,363,500	
ADA Access Hoist				***Included***	
Miscellaneous Features	1	LS	$90,000.00	$90,000	
Slide and Support Columns	1	LS	$250,000.00	$250,000	
Pool Excavation and Underslab Gravel				***w/Earthwork***	
Pool MEP Coordination				***w/General Conditions***	
Weather Protection for Pool Shells	1	LS	$20,000.00	$20,000	
Water to Fill Pools (From Fire Hydrant)	1	LS	$3,000.00	$3,000	
Scaffolding Platform Over Pools	4,165	SF	$10.00	$41,650	For temporary access - install/remove
Fire Sprinklers					
Heads in Natatorium	9048	SF	$5.00	$45,240	
Heads in Mech./Storage/Office/Corr.	2282	SF	$4.50	$10,269	
Heads Under Stair Structure	316	SF	$5.00	$1,581	
Dry System at Roof Overhangs				***Excluded***	
Fire Pump				***Excluded***	
Plumbing					
Plumbing Based on Similar Project	11941	SF	$45.00	$537,345	
Mechanical (HVAC)					
HVAC Based on Similar Project	11941	SF	$75.00	$895,575	
Electrical					
Electrical Based on Similar Project	11941	SF	$55.00	$656,755	
Communications					
Tele-Data Based on Similar Project	11941	SF	$7.50	$89,558	
Safety and Security					
Security Based on Similar Project	11941	SF	$10.00	$119,410	
Subtotal of Natatorium and Pool				$8,595,384	
NORTH ENTRY AND VESTIBULE					192 SF, including canopy over entry doors
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Exterior Foundation Walls	28	LF	$65.00	1,820	
Scarify/Recompact Under Footings	71	SF	$3.50	249	
Underslab Gravel	3	CY	$80.00	$207	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$250.00	$250	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Pad Footings Building Perimeter					
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
Building Perimeter Footings					
2'-0" wide x 12" deep	39	SF	$30.00	$1,170	
Perimeter Foundation Walls					
Stem Wall at Curtainwall - 8"	83	SF	$48.00	$3,960	Assume 8" Wide x 3'-0" High
Pilasters in Exterior Stem Walls - 2	5	VF	$360.00	$1,922	
Inst. Anchor Bolts-Pilasters/Footings	8	EA	$30.00	240	
Floor Slabs on Grade					
Floor Slab with Rebar - 4"	192	SF	$9.00	1,728	
Thickened Sections in Slabs					
Under Interior Curtainwall	14	LF	$30.00	420	
At Edge Under Glazing	28	LF	$20.00	560	
Moisture Mitigation Additive	192	SF	$5.00	960	
Vapor Barrier Under Slab	192	SF	$0.75	144	
Structural Stoop at Exterior Doors					
Pad Footing at Double Doors - 1 Ea.	45	SF	$30.00	$1,350	Assume 8'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoop - 8"	40	SF	$48.00	$1,901	Assume 8" Wide x 2'-4" High
Structural Slab at Door Stoop	36	SF	$20.00	$720	Assume 8' x 4'-6" structural slabs
Void Form Under Struct. Slab	26	SF	$12.00	$307	
Grout Building Column Baseplates	2	EA	$65.00	130	
Weather Protection / Foundations	1	LS	$250.00	250	
Weather Protection / Slabs	192	SF	$1.00	192	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	162	SF	$3.50	$566	Including protection board
Foundation Insulation					
Insulation and Protection Board	55	SF	$4.50	$248	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	28	LF	$15.00	$420	
Foundation Drain Piping / Cleanouts				***N/A***	Assume none
Structural Steel and Miscellaneous Metals					
Layout for Embeds and Attachments	1	LS	$150.00	$150	
Tube Steel Columns	55	VF	$120.00	$6,641	
Beams and Framing					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Wide Flange Beams at Perimeter	51	LF	$75.00	$3,825	
Wide Flange Beams For Roof	28	LF	$75.00	$2,100	
Embed Plates in CMU at Roof Beams	9	EA	$125.00	$1,125	
Tube Steel Girts					
Wind Girts for Exterior Walls	28	LF	$60.00	$1,680	
Girts at Top of Curtainwall	42	LF	$60.00	$2,520	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	6	EA	$500.00	$3,000	
Bottom Girts	3	EA	$400.00	$1,200	
Roof Deck Edge Angle	66	LF	$65.00	$4,290	
Metal Roof Deck - 1-1/2"	6	SQ	$750.00	$4,500	
Touch-Up Paint Field Welds	1	LS	$250.00	$250	
Exterior Walls					
Metal Stud Framing at Main Entry Canopy					
Exterior Walls	417	SF	$20.00	$8,341	
Interior Walls	765	SF	$20.00	$15,292	
Fascia at End of Canopy	71	SF	$30.00	$2,115	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Upper Soffit	176	SF	$20.00	$3,520	Including Vestibule ceiling
Lower Soffits	28	SF	$30.00	$825	
Metal Panels at Main Entry Canopy					Includes hat channel framing
Exterior Walls - Insulated	417	SF	$55.00	$22,938	
Interior Walls - Wood Look	765	SF	$45.00	$34,407	
Fascia at End of Canopy - Insulated	71	SF	$75.00	$5,288	
Upper Soffit - Wood Look	176	SF	$45.00	$7,920	Including Vestibule ceiling
Lower Soffits - Wood Look	28	SF	$50.00	$1,376	
Rigid Insulation at Fascia and Soffits	968	SF	$7.50	$7,261	
Sprayed Air Barrier at Fascia/Soffits	176	SF	$5.50	$968	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
Roof on Entry Vestibule/Projection	324	SF	$30.00	$9,731	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	43	LF	$40.00	$1,720	At edge of flat roof
Cap Flashing on Top of Walls	37	LF	$35.00	$1,295	
Counter Flashing at CMU Walls	29	LF	$30.00	$870	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
North Wall of Main Entry	324	SF	$150.00	$48,657	
Exterior Storefront					
West Wall of Main Entry	230	SF	$95.00	$21,850	
Interior Storefront					
Main Entry Vestibule	324	SF	$90.00	$29,194	
Storefront Doors w/Panic Hardware	4	EA	$8,000.00	$32,000	Including interior vestibule doors
Door Access Control Hardware	1	EA	$1,500.00	$1,500	Electric strike, etc. for card readers
Brakemetal Column Wraps	20	VF	75.00	$1,500	
Automatic Door Openers	2	EA	$7,000.00	$14,000	At main entry and vestibule doors
Knox Box	1	EA	$900.00	$900	
Interior Finishes					
Drywall Walls					
Entry Vestibule Walls to Structure	28	SF	$50.00	$1,400	At top of interior storefront
Acoustical Tile Ceilings					
Specialty Ceiling in Corridor Portion	88	SF	$40.00	$3,520	Includes soffits/clouds/acoutic panels
Carpet Tile Flooring in Entry Corridor					
Moisture Treatment on Slab	88	SF	$5.00	$440	
Floor Preparation and Leveling	88	SF	$1.50	$132	
Walkoff Carpet in Entry Vestibule	11	SY	$75.00	$807	
Main Corridor	11	SY	$45.00	$484	
Transition Strips	3	LF	$20.00	$60	
Rubber Base				***N/A***	
Specialties					
Signage					
Building Mounted Letters - 24"	19	EA	$400.00	$7,600	
City of Rifle Logo	1	EA	$20,000.00	$20,000	
Fire Sprinklers					
Heads in Entry Vestibule/Corridor	192	SF	$4.50	$864	
Plumbing					
Plumbing Based on Similar Project	192	SF	$45.00	$8,640	
Mechanical (HVAC)					
HVAC Based on Similar Project	192	SF	$75.00	$14,400	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Electrical					
Electrical Based on Similar Project	192	SF	$55.00	$10,560	
Communications					
Tele-Data Based on Similar Project	192	SF	$7.50	$1,440	
Safety and Security					
Security Based on Similar Project	192	SF	$10.00	$1,920	
Subtotal of North Entry and Vestibule				$408,009	
LOCKER ROOMS / LOBBY / OFFICES / INDOOR PLAYGROUND - FIRST FLOOR ONLY					8355 SF, including Natatorium wall
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Excavate and Backfill Mockup Wall	1	LS	$500.00	$500	
Exterior Foundation Walls	220	LF	$65.00	14,300	
Interior Foundation Walls	108	LF	$65.00	7,020	
Interior Footings	219	LF	$40.00	8,760	
Excav./BF Pads at Entry Canopy	6	EA	$750.00	$4,500	
Excav./BF Interior Pad Footings	6	EA	$500.00	$3,000	
Scarify and Recompact for Footings	1949	SF	$1.50	$2,924	
Scarify and Recompact for Floors	8193	SF	$0.70	$5,735	
Underslab Gravel					
Under Building Floor Slab	109	CY	$80.00	$8,692	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$2,500.00	$2,500	
Foundation for Mockup Wall	1	LS	$1,500.00	$1,500	
Pad Footings Building Perimeter					
7' x 7' x 12" Deep - 1 Ea.	49	SF	$36.00	$1,764	
6' x 6' x 12" Deep - 1 Ea.	36	SF	$36.00	$1,296	
5' x 5' x 12" Deep - 1 Ea.	25	SF	$36.00	$900	
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
3' x 3' x 12" Deep - 4 Ea.	36	SF	$45.00	$1,620	
Pad Footings Building Interior					
16' x 16' x 16" - East Wall at Lockers	256	SF	$44.00	$11,264	At intersection of east and south walls
10' x 10' x 15" - 3 Ea.	300	SF	$42.00	$12,600	On north wall of Locker Rooms
9' x 9' x 15" - 1 Ea.	81	SF	$42.00	$3,402	
8' x 8' x 15" Deep - 2 Ea.	128	SF	$42.00	$5,376	
6' x 6' x 12" Deep - 1 Ea.	36	SF	$36.00	$1,296	
4' x 4' x 12" Deep - 2 Ea.	32	SF	$40.00	$1,280	
3' x 3' x 12" Deep - 8 Ea.	72	SF	$45.00	$3,240	
Building Perimeter Footings					
2'-0" wide x 12" deep	350	SF	$30.00	$10,510	
Building Interior Footings					
3'-0" wide x 12" deep	371	SF	$30.00	$11,129	
2'-0" wide x 12" deep	74	SF	$30.00	$2,219	
Footing Steps	2	EA	$250.00	$500	
Pad Footings at Entry Columns-6 Ea.	24	SF	$50.00	$1,200	Assume 2'-0" x 2'-0" x 12" deep
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	242	SF	$60.00	$14,521	Assume 14" Wide x 3'-0" High
Stem Wall at Curtainwall - 8"	420	SF	$48.00	$20,160	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	80	LF	$20.00	$1,600	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Pilasters in Exterior Stem Walls - 8	21	VF	$360.00	$7,690	
Piers at Exterior Columns - 6 Ea.	18	VF	$350.00	$6,300	Assume 3' high
Interior Foundation Walls					
Stem Wall at CMU - 8" x 3'-0"	245	SF	$48.00	$11,743	At north wall of Locker Rooms
Step in Foundation Wall	1	EA	$200.00	$200	
Pilasters in Interior Stem Walls - 7	21	VF	$360.00	$7,560	
Inst. Anchor Bolts-Pilasters/Footings	148	EA	$30.00	4,440	
Floor Slabs on Grade					
Slab on Grade in Locker Rooms					
Floor Slab with Rebar - 6"	2,804	SF	$12.00	33,649	
Floor Recesses at Showers	147	LF	$25.00	3,667	To allow for thickset floor tile
Thickened Sections in Slab					
Under Shower Areas	242	SF	$5.00	1,210	
Under Locker Areas	249	SF	$5.00	1,245	
Under CMU Partitions / Walls	258	LF	$30.00	7,740	
Around Trench Drains	24	LF	$70.00	1,680	
Under Thresholds	45	LF	$30.00	1,360	
Slab on Grade in Lobby, Offices, and Indoor Playground					
Floor Slab with Rebar - 4"	5,277	SF	$10.00	52,770	
Floor Recess at Indoor Playground	133	LF	$25.00	3,325	To allow for fall protection flooring
Thickened Sections in Slabs					
Under Vestibule Glazing	27	LF	$30.00	810	
At Edge Under Glazing	140	LF	$20.00	2,800	
Under Base of Lobby Stairs	5	LF	$20.00	100	
Moisture Mitigation Additive	5,389	SF	$5.00	26,945	
Vapor Barrier Under Slab	5,389	SF	$0.75	4,042	
Pour Back Columns Blockouts	112	SF	$20.00	2,240	
Structural Stoops at Exterior Doors					
Pad Footing - Double Door Stoop	45	SF	$30.00	$1,350	Assume 10'-0" x 4'-6" x 12" deep
Stem Walls - 8"	40	SF	$48.00	$1,901	Assume 8" Wide x 2'-4" High
Structural Slab	36	SF	$20.00	$720	Assume 8' x 4'-6" structural slabs
Void Form Under Structural Slab	26	SF	$12.00	$307	
Slabs on Metal Deck					
Slabs at HVAC Units in Mech. Well	64	SF	$20.00	1,280	
Blockouts for HVAC	15	LF	$12.00	180	
Slabs Under Lockers on CMU Walls	249	SF	$20.00	4,980	
Form Overhangs at Locker Slabs	91	LF	$12.00	1,092	
Locker Base at Family Changing	9	SF	$20.00	187	Assume 4" high
Equipment Pads / Curbs / Misc	1	LS	$500.00	500	
Grouting					
Building Column Baseplates	5	EA	$150.00	750	
Small Baseplates	28	EA	$75.00	2,100	
Mechanical and Pool Equipment	1	LS	$250.00	250	
Forklift and Material Handling Equip.	1	MO	$7,500.00	7,500	
Weather Protection / Foundations	1	LS	$5,000.00	5,000	
Weather Protection / Slabs	8,145	SF	$1.00	8,145	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	824	SF	$3.50	$2,884	Including protection board
Foundation Insulation					
Insulation and Protection Board	441	SF	$4.50	$1,985	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	221	LF	$15.00	$3,315	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Foundation Drain Piping / Cleanouts				*N/A*	Assume none
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Mockup Wall Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at West Wall	511	SF	$30.00	$15,335	
8" Backup at South and East Walls	981	SF	$30.00	$29,417	
Temporary Piers for Wind Bracing	3	EA	$650.00	$1,950	In subgrade below finished floor
Temporary Wind Braces	3	EA	$500.00	$1,500	Install and remove
Brick Veneer					
Lintel Angle Above Window Opening	13	LF	$85.00	$1,105	Galvanized steel angles
Ledger Angle at Veneer Above Lobby	24	LF	$100.00	$2,400	Galvanized steel angles
Brick Veneer on West Wall	499	SF	$38.00	$18,976	
Brick Veneer on South and East Walls	1249	SF	$38.00	$47,481	
Brick Veneer on Brick Ledges	54	SF	$38.00	$2,037	
Sprayed Air Barrier on Backup	1802	SF	$5.00	$9,012	
Rigid Insulation Behind Brick Veneer	1802	SF	$6.00	$10,815	
Precast Window Sills at Glazing	36	LF	$65.00	$2,340	At west wall
Interior CMU Partition Walls					
8" to Struct. at N. Locker Room Wall	2848	SF	$30.00	$85,443	To 27'-0" A.F.F - 26'-4" high roof
Soap Sides of Beams Above Openings	39	LF	$75.00	$2,925	
8" to Struct.-S. & W. Walls of Lockers	1929	SF	$30.00	$57,885	To 14'-4" above finished floor
8" Parts. to Underside of Struct.	3205	SF	$30.00	$96,143	To 14'-4" above finished floor
4" Parts. to Underside of Struct.	492	SF	$30.00	$14,763	To 14'-4" above finished floor
8" Walls Under Locker Slabs	119	SF	$30.00	$3,578	To 1'-4" above finished floor
Drill Dowels in Floor at CMU Parts	422	EA	$35.00	$14,774	
Soap Sides of Beam Above Opening	23	LF	$75.00	$1,700	
Shore Bond Beams at Openings	21	LF	$120.00	$2,558	In 8" CMU walls
Temporary Piers for Wind Bracing	3	EA	$650.00	$1,950	In subgrade below finished floor
Temporary Wind Braces	3	EA	$500.00	$1,500	Install and remove
Masonry Reinforcing Steel	9474	SF	$2.00	$18,948	
Weather Protection - Masonry	16108	SF	$1.00	$16,108	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Tube Steel Columns for Mockup Wall	2	EA	$1,500.00	$3,000	
Tube Steel Columns					
At High Roof Over Corridor	224	VF	$75.00	$16,800	
At High Roof Over Balance of Area	243	VF	$75.00	$18,225	Including exterior soffit at south wall
Beams and Framing					
Wide Flange Beams at Roofs					
At High Roof Over Corridor	381	LF	$85.00	$32,416	
At High Roof Over Balance of Area	1,246	LF	$85.00	$105,868	
Stainless Steel Rod X-Braces with Couplers					For hanging wind girts
15/16" Diameter	80	LF	$85.00	$6,800	
1-3/16" Diameter	100	LF	$100.00	$10,000	
Anchor Discs and Connecting Plates	10	EA	$200.00	$2,000	
Embed Plates in CMU at Roof Beams	11	EA	$175.00	$1,925	
Roof Joists					
At High Roof Over Corridor	99	LF	$40.00	$3,960	
At High Roof Over Balance of Area	1,070	LF	$40.00	$42,800	
Embed Plates in CMU at Roof Joists	21	EA	$125.00	$2,625	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Tube Steel Girts					
Wind Girts for Exterior Walls	150	LF	$60.00	$9,000	
Girt at Top of Curtainwall	229	LF	$60.00	$13,740	
Girts at Top of Vestibule Curtainwall	27	LF	$60.00	$1,620	
Support Brackets for Girts					
Upper Girts - Tube Steel Brackets	12	EA	$500.00	$6,000	
Bottom Girts	12	EA	$400.00	$4,800	
Tube Steel at Roof Perimeters	3.4	TONS	$3,600.00	$12,268	
Mounting Brackets for Girts	12	EA	$500.00	$6,000	
Roof Deck Edge Angles					
At High Roof Over Corridor	209	LF	$65.00	$13,564	
At High Roof Over Balance of Area	390	LF	$65.00	$25,350	
Miscellaneous Structural Supports					
Supports for Projected Roof at Entry	1	LS	$10,000.00	$10,000	
Ledge Angle at Locker Room Benches	111	LF	$65.00	$7,215	To support metal deck
Beams and Columns at Large CMU Openings					At Pool Offices
Tube Steel Columns	64	VF	$100.00	$6,402	
Beam w/Bottom Plate	33	LF	$120.00	$4,019	
Lintels at HVAC Openings in Interior CMU Partitions					
4'-0" Wide or Less Opening Widths	12	LF	$60.00	$720	
Wall Angles at Locker Room Walls	582	LF	$65.00	$37,827	
Metal Deck					
At High Roof Over Corridor - 1-1/2"	21	SQ	$750.00	$15,750	
At High Roof Over Balance - 1-1/2"	100	SQ	$750.00	$75,000	
Floor Deck at Locker Room Benches	3	SQ	$850.00	$2,550	For concrete ledges under lockers
Opening Frames-RTU's / Exhaust Fans	7	EA	$3,500.00	$24,500	
Cut Roof Deck at HVAC Openings	7	EA	$75.00	$525	
Touch-Up Paint Field Welds	1	LS	$1,500.00	$1,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Miscellaneous Supports					
Brackets at Benches-Family Changing	4	EA	$250.00	$1,000	To support wall mounted benches
Laminated Timber Framing					Exterior columns along south wall
Crane for Unloading and Erection	1	LS	1,500.00	$1,500	
Glu-Lam Columns - 6 Ea.	150	VF	75.00	$11,250	
Connecting Hardware (Plates, Bolts, Etc.)	6	EA	1,000.00	$6,000	
Temporary Supports / Bracing	6	EA	1,000.00	$6,000	
Exterior Walls					
Metal Stud Framing and Sheathing at Exterior Walls					
At Brick Veneer on S. Lobby Wall	272	SF	$20.00	$5,438	Above storefront on south Lobby wall
Metal Stud Framing at Main Entry Canopy					Projection to 22'-8" south of main entry
Exterior Walls	408	SF	$20.00	$8,158	
Interior Walls	748	SF	$20.00	$14,956	
Fascia at End of Canopy	81	SF	$30.00	$2,415	
Upper Soffit	530	SF	$20.00	$10,608	Including Vestibule ceiling
Lower Soffits	68	SF	$30.00	$2,039	
Metal Panels at Main Entry Canopy					Includes hat channel framing
Exterior Walls - Insulated	408	SF	$55.00	$22,433	
Interior Walls - Wood Look	748	SF	$45.00	$33,650	
Fascia at End of Canopy - Insulated	81	SF	$75.00	$6,038	
Upper Soffit - Wood Look	530	SF	$45.00	$23,868	Including Vestibule ceiling

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Lower Soffits - Wood Look	68	SF	$50.00	$3,399	
Fascia and Soffits at Roof Edge					
Metal Stud Framing at Fascia	318	SF	$30.00	$9,536	
Metal Stud Framing at Soffits	1333	SF	$20.00	$26,668	
Plywood Under Fasca	318	SF	$10.00	$3,179	
Brakemetal Fascia	345	SF	$50.00	$17,234	
Metal Soffit - Wood Look	1333	SF	$45.00	$60,003	Includes hat channel framing
Rigid Insulation at Fascia and Soffits	3342	SF	$7.50	$25,066	
Sprayed Air Barrier at Fascia/Soffits	3342	SF	$5.50	$18,382	
Sheet Metal Spandrel on West and South Walls					
Metal Stud Framing	179	SF	$30.00	$5,377	
Plywood Under Fasca	250	SF	$10.00	$2,501	
Insulation in Metal Stud Framing	250	SF	$10.00	$2,501	
Sprayed Air Barrier at Spandrel	250	SF	$5.50	$1,375	
Brakemetal Fascia	250	SF	$50.00	$12,504	
Drywall on Interior	179	SF	$18.00	$3,226	
Insulated Wall Panels				***N/A***	
Roofing and Sheet Metal					
Membrane Roofing and Flashing					
At High Roof Over Corridor	1,729	SF	$30.00	$51,884	
At High Roof Over Balance of Area	8,325	SF	$30.00	$249,743	
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	501	LF	$40.00	$20,027	At edge of flat roofs
Cap Flashing on Top of Walls	291	LF	$35.00	$10,173	
Counterflashing at Roof Steps	228	LF	$30.00	$6,840	
Gravel Stop-Mech. Well/Roof Step	73	LF	$25.00	$1,825	
Doors, Windows, Storefront, and Hardware					
Curtainwall at Tall Glass Locations					
Main Entry in South Wall	490	SF	$150.00	$73,505	
West Wall at Indoor Playground	659	SF	$125.00	$82,339	
South Wall at Indoor Playground	425	SF	$125.00	$53,089	
Exterior Storefront					
West Wall at Upper Level	883	SF	$95.00	$83,905	
South Wall at Upper Level	337	SF	$95.00	$32,061	
South and East Wall Clerestory	397	SF	$95.00	$37,686	
Opening in East Wall at Offices	90	SF	$95.00	$8,530	
Sill Flashing at Upper Level Windows	176	LF	$30.00	$5,280	
Interior Storefront					
Main Entry Vestibule	665	SF	$80.00	$53,167	
North Wall of Offices	140	SF	$65.00	$9,100	
Entries to Locker Rooms	143	SF	$65.00	$9,269	From Pool and Lobby
Entry to Indoor Playground	146	SF	$65.00	$9,458	From Lobby
Aluminum Frame at Office Entry	1	EA	$800.00	$800	
Storefront Doors w/Panic Hardware	10	EA	$8,000.00	$80,000	Including interior vestibule doors
Storefront Doors w/Std. Hardware	1	EA	$6,500.00	$6,500	At offices
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	241	VF	75.00	$18,075	
Automatic Door Openers	5	EA	$7,000.00	$35,000	Main Entry / Playground / Locker Rooms
Personnel Doors and Hardware					
HM Doors at Lockers/Changing-3' x 7'	4	EA	$4,000.00	$16,000	Includes frame/leaf/hardware/paint
Single Doors/Frames/Hardware-3'x7'	2	EA	$3,200.00	$6,400	Wood or hollow metal

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Access Panels / Doors	1	LS	$5,000.00	$5,000	
Knox Box	1	EA	$900.00	$900	
Interior Finishes					
Drywall Walls					
Office Area Walls to Structure	2817	SF	$16.00	$45,079	
Partition to Close Walls to Structure	2971	SF	$16.00	$47,541	Only required if second level is not built
Bulkhead Walls					
Entry Vestibule Walls to Structure	54	SF	$50.00	$2,700	At top of interior storefront
At Storefront at Playground Entry	81	SF	$20.00	$1,624	Assume down to 10'-0"
Above Reception Counter	285	SF	$20.00	$5,697	Assume down to 8'-0"
At Edge of Corridor Ceiling	89	SF	$50.00	$4,458	
At Edge of Lower Corridor Ceiling	94	SF	$50.00	$4,710	
Knee Wall at Reception Counter	73	SF	$16.00	$1,172	Assume 3'-4" high
Misc. Caulking and Sealants	1	LS	$2,500.00	$2,500	
Drywall Ceilings and Soffits					
Entry Vestibule	130	SF	$20.00	$2,600	Assume ceiling at 26'-0" AFF
Locker Rooms - Water Resistant	171	SF	$12.00	$2,052	Assume ceiling at 10'-0" AFF
Soffit Above Reception Desk	171	SF	$10.00	$1,710	Assume ceiling at 8'-0" AFF
Tile in Locker Room Showers					Assume tile in showers only
Moisture Testing	1	LS	$500.00	$500	
Moisture Treatment on Slab	194	SF	$5.00	$970	
Crack Isolation Membrane	194	SF	$5.00	$970	
Sloped Setting Beds	194	SF	$10.00	$1,940	
Floor Tile	194	SF	$25.00	$4,850	
Base Trim	94	LF	$12.00	$1,128	Assume Schluter trim
Tile on Shower Walls to 8' AFF	752	SF	$22.00	$16,544	
Wall Trim	142	LF	$12.00	$1,704	Assume Schluter trim
Acoustical Tile Ceilings					
Specialty Ceiling in Lobby / Corridor	926	SF	$40.00	$37,040	Includes soffits/clouds/acoutic panels
In Lobby Between Lockers & Offices				***Assume None***	Assume no ceiling in this Lobby space
In Offices	995	SF	$10.00	$9,950	Assume ceiling at 10'-0" above floor
Indoor Playground				***Assume None***	Assume no ceiling in Indoor Playground
Resilient Flooring at Reception and in Break Room					
Moisture Testing on Slab	1	LS	$250.00	$250	
Moisture Treatment on Slab	258	SF	$5.00	$1,290	
Floor Preparation and Leveling	258	SF	$1.50	$387	
Luxury Vinyl Tile at Reception	152	SF	$10.00	$1,520	
Luxury Vinyl Tile in Break Room	106	SF	$10.00	$1,060	
Rubber Base	76	LF	$3.50	$266	
Resilient Flooring in Indoor Playground					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	1610	SF	$5.00	$8,050	
Floor Preparation and Leveling	1610	SF	$1.50	$2,415	
Poured Fall Protection Surfacing	1610	SF	$30.00	$48,300	
Termination Strip at Door	6	LF	$25.00	$150	
Rubber Base	32	LF	$3.50	$112	
Carpet Tile Flooring					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	3383	SF	$5.00	$16,915	
Floor Preparation and Leveling	3383	SF	$1.50	$5,075	
Walkoff Carpet in Entry Vestibule	16	SY	$300.00	$4,767	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Main Corridor and Reception	113	SY	$45.00	$5,099	
Lobby Between Offices and Lockers	178	SY	$45.00	$8,019	
Offices	106	SY	$45.00	$4,774	
Transition Strips	40	LF	$20.00	$800	
Rubber Base	390	LF	$3.50	$1,365	
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$2,500.00	$2,500	
Locker Rooms / Changing / Passage	2,349	SF	$3.00	$7,047	
Rubber Base			***Assume Not Required***		
Painting					
Paint Exposed Structure					
Lobby Between Lockers / Offices	1458	SF	$3.50	$5,103	
Indoor Playground	1610	SF	$3.50	$5,635	
Paint CMU Walls	17931	SF	$3.00	$53,794	High performance coating
Paint Drywall Walls	9410	SF	$1.50	$14,115	
Paint Drywall Ceilings	472	SF	$2.00	$944	
Cabinets and Countertops					
Reception					
Base Cabinets at Reception	8	LF	$300.00	$2,400	
Countertops w/Supports	47	LF	$250.00	$11,750	
Transaction Counter on Top of Knee W	28	LF	$150.00	$4,200	
Restroom Countertops w/Aprons	28	LF	$300.00	$8,400	
Work Island in Office Area					
Base Cabinets at Work Island	20	LF	$300.00	$6,000	
Countertop on Base Cabinets	10	LF	$350.00	$3,500	3'-6" wide
Break Room Cabinets					
Tall Storage Cabinet	3	LF	$850.00	$2,550	
Base Cabinets	8	LF	$300.00	$2,400	
Countertop on Base Cabinets	8	LF	$200.00	$1,600	2'-4" wide
Wall Mounted Cabinets	6	LF	$250.00	$1,500	
Specialties					
Signage					
Building Mounted Letters - 24"	19	EA	$400.00	$7,600	
City of Rifle Logo	1	EA	$20,000.00	$20,000	
Dedication Plaque	1	EA	$3,500.00	$3,500	
Room Identification Signs	12	EA	$250.00	$3,000	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	6	EA	$250.00	$1,500	
Toilet Partitions					
ADA - Floor Mounted	4	EA	$1,500.00	$6,000	
Standard - Floor Mounted	6	EA	$1,250.00	$7,500	
Shower Stall Dividers	8	EA	$1,000.00	$8,000	
Toilet Accessories					
Electric Hand Dryers	4	EA	$850.00	$3,400	
Paper Towel Dispensers	2	EA	$150.00	$300	
Soap Dispensers at Lavatories	10	EA	$125.00	$1,250	
Shampoo/Soap Disp. at Showers	28	EA	$125.00	$3,500	
Toilet Tissue Dispensers	10	EA	$250.00	$2,500	
Sanitary Napkin Disposals	6	EA	$150.00	$900	
Grab Bars - 18"	4	EA	$65.00	$260	
Grab Bars - 36"	4	EA	$75.00	$300	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Grab Bars - 42"	4	EA	$85.00	$340	
Robe Hooks	16	EA	$50.00	$800	
Wall Mirrors Above Vanities	10	EA	$250.00	$2,500	
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Metal Lockers					Assume 12" x 16" x 36" lockers
Double-Tier in Locker Rooms	186	EA	$475.00	$88,350	
Double-Tier in Family Changing	16	EA	$475.00	$7,600	Assume between doors to Changing Rooms
End Panels	4	EA	$150.00	$600	
Sloped Tops	202	EA	$100.00	$20,200	
Locker Benches					
Maple Benches in Locker Room	60	LF	$130.00	$7,800	
Maple Benches at Family Changing	8	LF	$130.00	$1,040	
Pedestal Supports	23	EA	$75.00	$1,725	
Misc. Specialty Items	1	LS	$2,500.00	$2,500	Fire extinguishers, signs, etc.
Residential Appliances					In Break Room
Refringerator with Icemaker	1	EA	$1,500.00	$1,500	
Microwave Oven	1	EA	$1,050.00	$1,050	
Specialty Equipment					
Indoor Playground Equipment	1	ALLOW	$100,000.00	$100,000	Allowance
Manually Operated Roller Shade	90	SF	$12.00	$1,078	At window in office
Electrically Operated Roller Shades	1943	SF	$20.00	$38,853	On all exterior windows
Fire Sprinklers					
Fire Valves / Backflow Preventer	1	LS	$20,000.00	$20,000	
Heads Throughout Lower Level	8355	SF	$4.50	$37,598	
Dry System at Roof Overhang	1333	SF	$20.00	$26,668	At large soffit on south side of building
Fire Pump				***Excluded***	
Plumbing					
Plumbing Based on Similar Project	8355	SF	$45.00	$375,975	
Mechanical (HVAC)					
HVAC Based on Similar Project	8355	SF	$75.00	$626,625	
Electrical					
Electrical Based on Similar Project	8355	SF	$55.00	$459,525	
Communications					
Tele-Data Based on Similar Project	8355	SF	$7.50	$62,663	
Safety and Security					
Security Based on Similar Project	8355	SF	$10.00	$83,550	
Subtotal of Locker/Lobby/Office/Indoor Playground				$5,187,888	First floor only (with two-story high roof)
UPPER LEVEL FITNESS CENTER / GROUP EXERCISE - SECOND FLOOR ONLY					5340 SF, including Natatorium wall
Foundations and Floor Slabs					
Excavation and Backfill for Foundations					
Excavate Elevator Pit	40	CY	$10.00	$403	
Backfill Elevator Pit	27	CY	$25.00	$668	
Scarify and Recompact for Footings	99	SF	$1.50	$149	
Scarify and Recompact for Floors	(59)	SF	$0.70	($42)	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Underslab Gravel					
Under Elevator Pit Slab	2	CY	$250.00	$504	Assume 6" depth
Under Floor Slab	2	CY	$250.00	$504	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$500.00	$500	
Elevator Pit Slab - 12"	99	SF	$40.00	$3,960	
Sump Pit in Elevator Slab	1	EA	$750.00	$750	Includes sump pit grate and frame
Reduce Wall Footing at Lockers					
3'-0" wide x 12" deep	(27)	SF	$30.00	($803)	
Footing Steps	2	EA	$250.00	$500	
Elevator Pit Wall - 10"	128	SF	$50.00	$6,387	Assume 5' deep elevator pit
Floor Slabs on Grade in Lobby					
First Floor Slab with Rebar - 4"	(59)	SF	$10.00	($595)	For elevator shaft
Thickened Edge at Perimeter	31	LF	$25.00	$783	
Slabs on Metal Deck					
Second Floor Slab - 5" w/Reinforcing	5,109	SF	$12.00	$61,302	
Thickened Edge at Elev. Threshold	4	LF	$30.00	$120	
Pan Fill Stair Treads	250	LF	25.00	$6,250	
Pan Fill Stair Landings	60	SF	25.00	$1,500	
Equipment Pads / Curbs / Misc	1	LS	$500.00	$500	
Grouting					
Tube Steel Columns at Folding Part.	2	EA	$65.00	$130	
Elevator Sill Angles	2	EA	$150.00	$300	
Waterproofing on Elevator Pit Walls	157	SF	$21.00	$3,287	Including protection board
Foundation Drain Piping / Cleanouts				***N/A***	Assume none
Masonry					
Layout for Masonry	1	LS	$500.00	$500	
Interior CMU Walls					
Reduce Interior Wall at Lockers - 8"	(174)	SF	$30.00	($5,214)	
8" Elevator Shaft	899	SF	$30.00	$26,975	
Shore Bond Beams at Openings	15	LF	$120.00	$1,759	In 8" CMU walls
Masonry Reinforcing Steel	725	SF	$2.00	$1,451	
Weather Protection - Masonry	1451	SF	$1.00	$1,451	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$1,500.00	$1,500	
Tube Steel Columns at Folding Part.	20	VF	$75.00	$1,500	
Beams and Framing					
Wide Flange Beams at Second Floor					
Girders	141	LF	$125.00	$17,625	
Floor Beams	1,053	LF	$85.00	$89,478	
Floor Deck Edge Angle	345	LF	$75.00	$25,875	
Embed Plates in CMU at Floor Beams	48	EA	$175.00	$8,400	
Wide Flange Beams at Roofs					
Support Beam for Folding Partition	27	LF	$125.00	$3,375	
Elevator Hoist Beam	9	LF	$120.00	$1,080	
At High Roof Over Balance of Area	(9)	LF	$85.00	($765)	
Embed Plates in CMU Walls	6	EA	$175.00	$1,050	In elevator shaft wall
Embed Plates in Tops of Walls	31	LF	$100.00	$3,130	In elevator shaft wall
Roof Joists					
Reduce Roof Joists at Elevator Shaft	(13)	LF	$40.00	($534)	
Embed Plates in CMU at Roof Joists	4	EA	$125.00	$500	In elevator shaft wall

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Deck Edge Angles					
At Elevator Shaft Projection	63	LF	$65.00	$4,069	
Metal Deck					
Floor Deck at Second Floor	62	SQ	$850.00	$52,700	
Opening Frames - Exhaust Ducts	3	EA	$3,500.00	$10,500	
Cut Floor Deck at HVAC Openings	3	EA	$75.00	$225	
Headed Anchor Studs	1,194	EA	$7.50	$8,953	
Touch-Up Paint Field Welds	1	LS	$1,500.00	$1,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Pan Stairs and Landings at Two Story Area					Assume 5' wide treads
Landing Framing and Deck	60	SF	$35.00	$2,100	
Stair Pan Treads and Support Framing	50	RISERS	$750.00	$37,500	
Handrails and Guardrails					
Guardrail w/Handrail on Stairs	56	LF	$420.00	$23,520	
Guardrail w/Handrail on Landings	12	LF	$390.00	$4,680	
Wall Mounted Handrail on Stairs	68	LF	$50.00	$3,400	
Guardrail at Upper Level Overlooks	67	LF	$350.00	$23,450	
Exterior Walls					
Metal Panels at Sides of Elevator Shaft					Includes hat channel framing
Exterior Walls on CMU Backup	94	SF	$35.00	$3,287	
Rigid Insulation at Fascia and Soffits	115	SF	$7.50	$862	
Sprayed Air Barrier at Fascia/Soffits	115	SF	$5.50	$632	
Roofing and Sheet Metal					At projection of elevator shaft above roof
Flashing and Sheet Metal					
Wood Blocking/Plywood at Edge	31	LF	$40.00	$1,252	At edge of flat roofs
Counterflashing at Roof Steps	31	LF	$30.00	$939	
Gravel Stop-Top of Elevator Shaft	31	LF	$25.00	$783	
Doors, Windows, Storefront, and Hardware					
Interior Storefront					
Edge of Group Exercise at Playground	560	SF	$80.00	$44,800	
Entries to Group Exercise	53	SF	$65.00	$3,419	From Stair Lobby and Fitness Center
Storefront Doors w/Panic Hardware	4	EA	$8,000.00	$32,000	
Brakemetal Column Wraps	10	VF	75.00	$750	
Automatic Door Opener	1	EA	$7,000.00	$7,000	At Group Exercise entry
Personnel Doors and Hardware					
Double Doors/Frames/Hardware-6'x7'	2	EA	$5,400.00	$10,800	Wood or hollow metal
Wall Mirrors in Fitness Center	144	SF	$25.00	$3,600	At Free Weights area
Interior Finishes					
Drywall Walls					
Group Exercise Walls to Structure	1756	SF	$16.00	$28,098	
Partition to Close Walls to Structure	(2971)	SF	$16.00	($47,541)	Can delete if second level is not built
Bulkhead Walls					
Above Folding Part. in Group Exer.	70	SF	$20.00	$1,410	Assume down to 10'-0"
Misc. Caulking and Sealants	1	LS	$1,500.00	$1,500	
Acoustical Tile Ceilings					
In Group Exercise and Storage Rooms	1926	SF	$10.00	$19,260	Assume ceiling at 10'-0" above floor
Blocking at Sides of Folding Partition	26	LF	$40.00	$1,040	
Fitness Center				***Assume None***	Assume no ceiling in Fitness or Stair Lobby

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Resilient Flooring in Group Exercise Area					Assume wood look rubber floor
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	1916	SF	$5.00	$9,580	
Floor Preparation and Leveling	1916	SF	$1.50	$2,874	
Group Exercise Room	1656	SF	$20.00	$33,120	Assume wood look rubber floor
Storage Rooms	260	SF	$20.00	$5,200	Assume wood look rubber floor
Rubber Base	175	LF	$3.50	$613	
Resilient Flooring in Fitness Center					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	2938	SF	$5.00	$14,690	
Floor Preparation and Leveling	2938	SF	$1.50	$4,407	
Rubber Flooring in Fitness Center	2938	SF	$30.00	$88,140	
Termination Strip at Edge	35	LF	$25.00	$875	
Rubber Base	143	LF	$3.50	$501	
Carpet Tile Flooring in Stair Lobby					
Moisture Testing on Slab	1	LS	$250.00	$250	
Moisture Treatment on Slab	234	SF	$5.00	$1,170	
Floor Preparation and Leveling	234	SF	$1.50	$351	
Stair Lobby at Upper Level	29	SY	$45.00	$1,287	
Transition Strip	9	LF	$20.00	$180	
Rubber Base	31	LF	$3.50	$109	
Painting					
Paint Exposed Structure					
Fitness Center	2938	SF	$3.50	$10,283	
Stair Lobby	234	SF	$3.50	$819	
Paint Drywall Walls	611	SF	$1.50	$917	
Specialties					
Signage					
Room Identification Signs	3	EA	$250.00	$750	
Code and Life Safety Signage	1	LS	$1,000.00	$1,000	
Corner Guards on Drywall Partitions	4	EA	$250.00	$1,000	
Folding Partition in Group Exercise					
Track and Supporting Hardware	27	LF	$140.00	$3,780	
Partition Panels	265	SF	$145.00	$38,425	
Emergency Aid Specialties					
Emergency Defibrillator Cabinet	1	EA	$550.00	$550	
Automatic External Defribrillator	1	EA	$2,000.00	$2,000	
Fire Sprinklers					
Heads Throughout Upper Level	5340	SF	$4.50	$24,030	
Head in Elevator Shaft	1	EA	$1,500.00	$1,500	
Dry System at Roof Overhang				***w/Lower Level***	At large soffit on south side of building
Fire Pump				***Excluded***	
Plumbing				***N/A***	
Plumbing Based on Similar Project	5340	SF	$5.00	$26,700	
Mechanical (HVAC)					
HVAC Based on Similar Project	5340	SF	$75.00	$400,500	
Electrical					
Electrical Based on Similar Project	5340	SF	$55.00	$293,700	
Communications					
Tele-Data Based on Similar Project	5340	SF	$7.50	$40,050	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Safety and Security					
Security Based on Similar Project	5340	SF	$10.00	$53,400	
Subtotal of Fitness Center / Group Exercise				$1,618,928	Second floor, incl. elevator and stairs
GYMNASIUM / TURF AREA / RUNNING TRACK					35,520 SF, Including Exit Stairwell
Foundations and Floor Slabs					(Exit Stairwell - 25'-8" x 12'-8")
Excavation and Backfill for Foundations					
Exterior Foundation Walls	560	LF	$65.00	$36,379	
Interior Foundation Walls	218	LF	$65.00	$14,170	
Scarify and Recompact for Footings	3206	SF	$1.50	$4,809	
Underslab Gravel					
Under First Floor Slab	391	CY	$100.00	$39,053	Assume 4" depth
Building Foundations and Slabs					
Line and Grade for Foundations	1	LS	$3,500.00	$3,500	
Pad Footings Building Perimeter					
9' x 9' x 15" - 14 EA	1134	SF	$42.00	$47,628	North and south sides
8' x 8' x 12" Deep - 1 Ea.	64	SF	$36.00	$2,304	At southeast corner
7' x 7' x 12" Deep - 4 Ea.	196	SF	$36.00	$7,056	At corners
5' x 5' x 12" Deep - 4 Ea.	100	SF	$36.00	$3,600	At window openings in west wall
4' x 4' x 12" Deep - 7 Ea.	112	SF	$40.00	$4,480	At east end wall
3' x 3' x 12" Deep - 3 Ea.	27	SF	$45.00	$1,215	At stairwell
Building Perimeter Footings					
2'-0" wide x 12" deep	761	SF	$30.00	$22,840	
Building Interior Footings					
3'-0" wide x 12" deep	374	SF	$30.00	$11,235	
2'-0" wide x 12" deep	131	SF	$30.00	$3,940	
Footing Steps				***Assume None***	
Perimeter Foundation Walls					
Stem Walls at Brick Veneer - 14"	1679	SF	$60.00	$100,741	Assume 14" Wide x 3'-0" High
Steps in Foundation Wall				***Assume None***	
Brick Ledge in Exterior Wall	511	LF	$20.00	$10,214	
Pilasters in Exterior Stem Walls					
Rigid Frame Columns - 18 Ea.	42	VF	$360.00	$15,098	Assume 24" x 16" x 2'-4"
End Wall / Stairwell Cols. - 9 Ea.	21	VF	$300.00	$6,291	Assume - 18" x 18" x 2'-4"
Interior Foundation Walls					Assume 8" Wide x 3'-0" High
Stem Wall at CMU West Wall - 12"	455	SF	$56.00	$25,452	
Stem Wall at CMU Stairwell - 8"	70	SF	$48.00	$3,360	
Stem Walls at Duct Enclosures - 8"	126	SF	$48.00	$6,048	
Steps in Foundation Wall				***Assume None***	
Pilasters in Interior Stem Walls - 5	12	VF	$300.00	$3,495	Assume - 18" x 18" x 2'-4"
Furnish and Install Anchor Bolts					Not furnished with metal building
At Rigid Frame Columns	18	SETS	$1,000.00	$18,000	Assume 8 1-1/2" bolts
At Stairwell and Window Columns	7	SETS	$250.00	$1,750	Assume 4 3/4" bolts
At End Wall Columns	7	SETS	$150.00	$1,050	Assume 2 3/4" bolts
Inst. Anchor Bolts in Pilasters	186	EA	$30.00	5,580	
Floor Slabs on Grade					
Floor Slab with Rebar - 4"	29,048	SF	$10.00	290,480	Including under turf area
Floor Recess at Edge of Turf	152	LF	$25.00	3,800	To allow for differences in thickness

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Thickened Sections in Slabs					
Under Thresholds	80	LF	$30.00	2,399	
At Edge Under Glazing	55	LF	$20.00	1,100	
Under Base of Exit Stairs	5	LF	$20.00	100	
Moisture Mitigation Additive	29,048	SF	$5.00	145,240	
Vapor Barrier Under Slab	29,048	SF	$0.75	21,786	
Structural Stoops at Exterior Doors					
Pad Footings at Exterior Door Stoops					
Double Doors - 6 Ea.	270	SF	$30.00	$8,100	Assume 10'-0" x 4'-6" x 12" deep
Single Door - 1 Ea.	36	SF	$30.00	$1,080	Assume 6'-0" x 4'-6" x 12" deep
Stem Walls at Door Stoops - 8"	273	SF	$48.00	$13,085	Assume 8" Wide x 2'-4" High
Structural Slabs					
Double Doors	216	SF	$20.00	$4,320	Assume 8' x 4'-6" structural slabs
Single Door	27	SF	$20.00	$540	Assume 6' x 4'-6" at single exit door
Void Form Under Struct. Slabs	171	SF	$12.00	$2,054	
Slabs on Metal Deck					
Running Track Slab - 5" w/Rebar	5,704	SF	$12.00	$68,444	
Thickened Edge at Glazing	42	LF	$30.00	$1,260	At connection to Fitness
Embedded Expansion Joint in Slab	152	LF	$125.00	$19,000	At 12" CMU wall
Pan Fill Stair Treads	125	LF	25.00	$3,125	
Pan Fill Stair Landings	136	SF	25.00	$3,399	
Equipment Pads / Curbs / Misc	1	LS	$500.00	$500	
Grout Column Base Plates					
At Rigid Frame Columns	18	EA	$250.00	$4,500	
At Stairwell and Window Columns	7	EA	$75.00	$525	
At End Wall Columns	7	EA	$65.00	$455	
Forklift and Material Handling Equip.	2	MO	$7,500.00	15,000	
Weather Protection / Foundations	1	LS	$15,000.00	15,000	
Weather Protection / Slabs	34,752	SF	$1.00	34,752	
Dampproofing and Waterproofing					
Dampproofing on Foundation Walls	2224	SF	$3.50	$7,785	Including protection board
Foundation Insulation					
Insulation and Protection Board	1124	SF	$4.50	$5,058	Assume 2" insulation - 24" deep
Sheet Metal Flashing Over Insulation	562	LF	$15.00	$8,430	
Foundation Drain System				***Excluded***	Assume not required
Masonry					
Layout for Masonry	1	LS	$2,500.00	$2,500	
Exterior CMU Walls					
8" Backup at Exterior Gym Walls	4226	SF	$30.00	$126,778	
8" Backup at Stairwell Walls	462	SF	$30.00	$13,869	
Shore Bond Beams at Openings	37	LF	$120.00	$4,398	
Temporary Piers for Wind Bracing	24	EA	$650.00	$15,600	In subgrade below finished floor
Temporary Wind Braces	24	EA	$500.00	$12,000	Install and remove
Brick Veneer					
Precast Lintels Above Wainscot				***None Indicated***	
Lintel Angles Above Openings	44	LF	$75.00	$3,274	Galvanized steel angles
Brick Veneer on Gymnasium Walls	4226	SF	$38.00	$160,585	
Brick Veneer on Stairwell Walls	462	SF	$38.00	$17,567	
Brick Veneer on Brick Ledges	342	SF	$38.00	$13,002	
Sprayed Air Barrier on CMU Backup	5030	SF	$5.00	$25,152	
Rigid Insulation Behind Brick Veneer	5030	SF	$6.00	$30,182	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Interior CMU Partition Walls					
12" at West Wall of Gymnasium	5121	SF	$35.00	$179,234	Between corridor and Gymnasium
Soap Sides of Beams Above Windows	192	LF	$75.00	$14,376	
8" to Struct. at West Stairwell Wall	958	SF	$30.00	$28,750	
8" to Struct. at Supply/Return Ducts	1704	SF	$30.00	$51,120	In corners of Gym and Turf areas
Lintel Angles Above Openings	36	LF	$75.00	$2,700	Galvanized steel angles
Shore Bond Beams at Openings	7	LF	$120.00	$799	In 8" CMU wall
Temporary Piers for Wind Bracing	8	EA	$650.00	$5,200	In subgrade below finished floor
Temporary Wind Braces	8	EA	$500.00	$4,000	Install and remove
Masonry Reinforcing Steel	12472	SF	$2.00	$24,943	
Weather Protection - Masonry	21728	SF	$1.00	$21,728	
Pre-Engineered Building Structure					
Gymnasium/Turf Area - Rigid Frame	29213	SF	$45.00	$1,314,563	Includes single skin wall / roof panels
Stairwell Area	325	SF	$75.00	$24,393	
Premium to go to Insulated Panels					In lieu of single skin w/vinyl insulation
Roof Panels	31139	SF	$20.00	$622,774	
Wall Panels	17032	SF	$20.00	$340,637	Assume no liner panel required
Flashings					
Roof Expansion Joint	160	LF	$50.00	$8,000	
Eaves	406	LF	$20.00	$8,120	
Rake at End of Building	162	LF	$15.00	$2,430	
Building Corners	94	VF	$20.00	$1,880	
Sill Flashing at Base of Panels	503	LF	$15.00	$7,538	
Gutters and Downspouts					
Gutters at Eaves	203	LF	$20.00	$4,060	
Downspouts	407	VF	$25.00	$10,175	
Structural Steel and Miscellaneous Metals					Assume roof at 26'-4" above first floor
Layout for Embeds and Attachments	1	LS	$2,500.00	$2,500	
Beams and Framing					
Wide Flange Beams at Running Track					
Girders at Interior Side	750	LF	$100.00	$75,000	At interior side with attachment to walls
Support Brackets for Girders	28	EA	$1,500.00	$42,000	
Floor Beams	1,200	LF	$45.00	$54,000	
Floor Deck Edge Angle					
Straight Sections	1214	LF	$65.00	$78,910	
Curved Sections	60	LF	$100.00	$6,000	
Embed Plates in CMU - Floor Beams	40	EA	$175.00	$7,000	
Beams and Columns at Large CMU Openings					
Tube Steel Columns	73	VF	$100.00	$7,268	
Beams w/Bottom Plate	97	LF	$120.00	$11,640	
Metal Deck					
Floor Deck at Running Track	69	SQ	$850.00	$58,650	
Opening Frames-Supply/Return Ducts	3	EA	$3,500.00	$10,500	
Headed Anchor Studs	1,950	EA	$7.50	$14,625	
Touch-Up Paint Field Welds	1	LS	$2,500.00	$2,500	
Miscellaneous Metal Items					
Layout for Miscellaneous Metal Items	1	LS	$1,500.00	$1,500	
Pan Stairs and Landings at Stairwell					Assume 5' wide treads
Landing Framing and Deck	136	SF	$35.00	$4,759	
Stair Pan Treads and Support Framing	50	RISERS	$750.00	$37,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Handrails and Guardrails					
Guardrail w/Handrail on Stairs	28	LF	$420.00	$11,760	
Guardrail w/Handrail on Landings	17	LF	$390.00	$6,630	
Wall Mounted Handrail on Stairs	40	LF	$50.00	$2,000	
Guardrail at Running Track Overlook					
Straight Sections	532	LF	$350.00	$186,200	
Curved Sections	60	LF	$400.00	$24,000	
Exterior Walls					
Metal Panels on West Side of West CMU Wall					Includes hat channel framing
Exterior Walls on CMU Backup	1941	SF	$35.00	$67,938	
Rigid Insulation at Fascia and Soffits	2056	SF	$7.50	$15,423	
Sprayed Air Barrier at Fascia/Soffits	2056	SF	$5.50	$11,310	
Roofing and Sheet Metal					
Flashing and Sheet Metal					At CMU wall at west end
Wood Blocking/Plywood at Edge	154	LF	$40.00	$6,160	On top of CMU wall
Counterflashing at Roof Steps	154	LF	$30.00	$4,620	
Cap Flashing -Top of CMU Wall	162	LF	$30.00	$4,860	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront					
West Wall at Main Entry	142	SF	$95.00	$13,462	
North Wall Entries	296	SF	$95.00	$28,120	
South Wall at Brick Wainscot	186	SF	$95.00	$17,716	
Sill Flashing at Brick Wainscot	23	LF	$30.00	$699	
Interior Storefront					
West Wall Inside Main Entry	188	SF	$65.00	$12,220	
West Wall at Corridor	170	SF	$65.00	$11,050	
Running Track Overlook at Lobby	396	SF	$65.00	$25,721	
Storefront Doors w/Panic Hardware	7	EA	$8,000.00	$56,000	
Door Access Control Hardware	2	EA	$1,500.00	$3,000	Electric strike, etc. for card readers
Brakemetal Column Wraps	90	VF	75.00	$6,750	
Automatic Door Openers	1	EA	$7,000.00	$7,000	Main Entry / Playground / Locker Rooms
Personnel Doors and Hardware					
HM Doors at Exits - 6' x 7'	4	EA	$5,500.00	$22,000	Includes frames/leaves/hardware/paint
HM Doors at Stairwell - 3' x 7'	3	EA	$4,000.00	$12,000	Includes frame/leaf/hardware/paint
Kalwall Panels in South Wall	1174	SF	$95.00	$111,494	
Overhead Door at Turf - 10' x 10'	1	EA	$5,500.00	$5,500	In east wall
Interior Finishes					
Resilient Gymnasium Flooring					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	15283	SF	$5.00	$76,416	
Floor Preparation and Leveling	15283	SF	$1.50	$22,925	
Gymnasium Floor, Including Lines	15283	SF	$20.00	$305,665	Wood-look resilient flooring
Termination Strips at Edges	172	LF	$15.00	$2,580	
Rubber Base	283	LF	$3.50	$989	
Resilient Running Surface on Running Track					
Moisture Testing on Slab	1	LS	$1,000.00	$1,000	
Moisture Treatment on Slab	5690	SF	$5.00	$28,450	
Floor Preparation and Leveling	5690	SF	$1.50	$8,535	
Resilient Running Surface	5690	SF	$15.00	$85,350	
Termination Strips at Edges	6	LF	$15.00	$90	
Rubber Base	636	LF	$3.50	$2,226	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Clear Sealer on Concrete Floors					
Joint Sealers in Floor Joints	1	LS	$500.00	$500	
Exit Stairwell Floor Slab	274	SF	$3.00	$823	
Treads and Landings at Exit Stair	261	LF	$5.00	$1,305	
Rubber Base	63	LF	$3.50	$221	
Paint Exposed Structure					
Roof Structure	30796	SF	$3.50	$107,785	
Exit Stairwell Roof Structure	343	SF	$5.00	$1,714	
Wall Supporting Structure	17032	SF	$3.00	$51,096	
Underside of Running Track	5690	SF	$3.50	$19,915	
Stair Landings	136	SF	$5.00	$680	
Stair Stringers	140	SF	$5.00	$700	
CMU Walls	162	SF	$3.00	$486	
Specialties					
Misc. Specialty Items	1	LS	5,000.00	$5,000	Fire extinguishers, signs, etc.
Indoor Turf Floor					
Composite Lumber Nailer at Perim.	349	BF	$10.00	$3,493	Assume 2" x 4" w/expansion bolts
Underlayment Mat	12913	SF	$10.00	$129,134	
Turf Flooring	13557	SF	$18.00	$244,033	
Equipment					
Motorized Gym Divider Curtain	3120	SF	$25.00	$78,000	
Basketball Scoreboards and Controls	2	EA	$15,000.00	$30,000	
Basketball Backstops, Fold-up, Motorized	4	EA	$11,500.00	$46,000	
Basketball Game Lines				***w/Gym Flooring***	
Volleyball Game Lines				***w/Gym Flooring***	
RWPD: Wall Padding Behind Basketball Backs	256	SF	$20.00	$5,120	
Volleyball Net Pole Sleeves	4	SETS	$400.00	$1,600	
Volleyball Nets and Poles				***w/FF&E***	
Aluminum Tip-N-Roll Bleacher Seats				***By Owner***	
Fire Sprinklers					
Heads in Gymnasium / Turf Area	29213	SF	3.50	102,244	
Heads in Exit Stairwell	325	SF	8.00	2,602	
Heads Under Running Track	5690	SF	5.00	28,450	
Heads Under Stair Landings	2	EA	1,500.00	3,000	
Plumbing				***N/A***	
Plumbing Based on Similar Project	35520	SF	$2.50	$88,800	
Mechanical (HVAC)					
HVAC Based on Similar Project	35520	SF	$50.00	$1,776,000	
Electrical					
Electrical Based on Similar Project	35520	SF	$30.00	$1,065,600	
Communications					
Tele-Data Based on Similar Project	35520	SF	$10.00	$355,200	
Safety and Security					
Security Based on Similar Project	35520	SF	$10.00	$355,200	
Subtotal of Gymnasium / Turf / Running Track				$10,310,841	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
CONCEPTUAL ESTIMATE SUMMARY	**AREA**	**UOM**	**COST PER SF**		
Direct Costs					
General Items	61,281	SF		$2,128,631	Supervision, General Conditions, etc.
Demolition and Site Clearing	134,600	SF	$4.10	$551,261	
Site Improvements	134,600	SF	$16.37	$2,203,751	
Natatorium and Pool	11,941	SF	$719.82	$8,595,384	Incl. support spaces/corridor/offices
North Entry and Vestibule	192	SF	$2,125.05	$408,009	Includes canopy projection over entry
Locker/Lobby/Office/Indoor Playgrnd	8,355	SF	$620.93	$5,187,888	First floor only (with two-story high roof)
Fitness Center and Group Exercise	5,340	SF	$303.17	$1,618,928	Includes elevator and two stairs
Gymnasium and Running Track	35,453	SF	$290.83	$10,310,841	Including exit stairwell - 25'-8" x 12'-8"
Subtotal	61,281	SF	$505.94	$31,004,693	
Indirect Costs					
Buildier's Risk and Liability Insurance Premiums - 1.75%				$542,582	
Performance and Payment Bond Premiums - 0.75%				$232,535	
Building Permit and Plan Review Fees -0.6%				$186,028	
Use Taxes -2.5%				$775,117	Applies if City Bldg Permit is required
Fire Department / Misc. Permit Fees				$10,000	
Street and Lane Closure Permit Fees				$10,000	
Subtotal of Direct and Indirect Costs				$32,760,956	
General Contractor Overhead and Profit-3.5%				$1,146,633	
Subtotal				$33,907,590	
Design and Estimating Contingency-10%				$3,390,759	
Construction Contingency-5%				$1,695,379	
Total Estimated Base Construction Cost				**$38,993,728**	**In 2026 dollars**
Escalation Allowances					
To 2027 - 5%				$1,169,812	
To mid-point of 2028 - 2.5%				$1,204,906	Compounds on 2027 cost
Escalated Total Base Construction Cost				**$41,368,446**	**To mid-point of 2028**
ALTERNATE TO DELETE NATATORIUM					
Natatorium and Pool Per Above Detail				($8,595,384)	
Add Brick Veneer to CMU Walls	6131	SF	$50.00	$306,537	Includes air barrier and insulation
Modifcations to Remaining Structure	1	SF	$100,000.00	$100,000	New Fire Valve/IT Rooms / Roof Screens
Site Improvements in Vacated Area	11,941	SF	$20.00	$238,820	Additional plaza and landscaped areas
Subtotal				($7,950,027)	
Indirect Costs / OH&P/ Contingency / Escalation				($2,657,694)	Total of 33.43% per above breakdown
Approximate Total Savings to Delete Nataorium				**($10,607,721)**	

ASSUMPTIONS

- This estimate is based on the assumption this work will occur as one concurrent project with no phasing. The General Conditions (supervision) in this estimate are based on an assumed duration of 16 months.
- This estimate is based upon 2026 construction costs. If the project start date is after that, an escalation factor of five percent (5%) per year (compounded) must be added.
- All work is to be done during normal business hours, without significant overtime or night work.
- An assumption has been made that the domestic water and sanitary sewer services to the previously removed restroom building are still in place and must be removed. The cost of this removal has been included in this estimate, under the assumption that the domestic water service comes from the Pool Complex to the north and the sanitary sewer service comes from Railroad Ave.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

- There is an existing bus stop and shelter located along 16th Street that may need to be relocated. This estimate includes this relocation, based on the assumption that it will be relocated as-is, with no upgrades or ADA provisions.
- Site grading has been assumed to be based on balanced quantities of cut and fill.
- It is likely that a small water quality pond will required to treat runoff stormwater prior to it being released into Rifle Creek. This estimate assumes that this pond can be located on the Police / Courts property in the triangular shaped portion on the south of this site, with a discharge pipe extending across the Rifle Creek Trail and discharging into the creek. A gate would be provided in the Police fence for access to this pond from the Activity Center site.
- An assumption has been made that the existing parking lot paving west of the the Pool Complex can be reused. It will be milled and overlayed and restriped to provide a new appearance.
- Domestic water and sanitary sewer services for the new facility can come from existing mains on the west side of Railroad Avenue.
- It is assumed that irrigation water can be supplied from the new building and a separate irrigation water tap will not be required.
- The footprint of the new building will require relocation of the existing electrical panels and switch cabinet south of the Skate Park / BMX area. This relocation must be performed by electrical power provider, and the cost of this work is not included in this estimate. Please note that during the relocation period, these facilities will be without lighting.
- It is unclear if this project will be required to add provisions for electric vehicle charging. This estimate assumes that two electric vehicle charging stations will be required.
- The building footprint on the site plan differs from the conceptual floor plans, so it was necessary to make several assumptions regarding the layout of the final site plan.
- Subgrade preparation has been assumed to consist of six feet of overexcavation and recompaction under the building, extending to a distance of five feet outside the building walls, with two feet of overexcavation and recompaction under site concrete and parking areas. Building foundations have been assumed to be supported by conventional spread footings with a bearing capacity of 2,000 PSF. These assumptions must be verified by a Geotechnical report.
- An exterior exit stairwell has been assumed, located along the east wall of the Gymnasium/Turf area. In addition, two interior stairs and an elevator have been included.
- The Chemical Storage Rooms, Fire Valve Room, and Electrical / IT Room have been assumed to be located at the north end of the Pool Mechanical area in the Natatorium, each with an exterior entry door. If the Natatorium is deleted, new locations will need to be identified for the Fire Valve and Electrial / IT Rooms.
- There were several inconsistencies between the 3D exterior renderings and the preliminary elevations provided by the Architect. In those cases, the 3D renderings were generally followed. This resulted in an increase in the height of the southwest section of the building by approximately 4' from that shown on the elevations to achieve the required building height.
- A recessed mechanical well has been assumed on the roof over the Pool Mechanical, Storage, and Offices area to conceal roof mounted HVAC equipment, at a height of 17'-10" above finish floor level. If the Natatorium is deleted, a new location will be required for this rooftop equipment, which will likely require roof screens.
- Interior finishes have been assumed to be painted concrete masonry units (CMU) and painted drywall, with no upgraded finishes. Ceramic tile is provided on the shower stall walls and floors in the Locker Rooms, but not elsewhere in this room. Please review the detail of the estimate for more information on the assumed interior finishes.
- An allowance of $100,000 is included for Indoor Playground play equipment.
- A dry fire sprinkler system has been included for the large soffit that projects out from the south wall. The Fire Department will need to confirm whether this will be required.
- See the body of the estimate for further assumptions / inclusions / exclusions.
- There were many assumptions required to prepare this cost estimate, some of which may not be correct. To attempt to account for this uncertainty, a contingency of ten percent (10%) has been included.
- Breakouts of the various areas of work provided in this estimate above are for information and convenience only.

EXCLUSIONS

- Architect, engineering, or other professional consultant fees
- Hazardous materials investigation reports, testing, or mitigation
- Field inspections and quality control testing
- Planning and Zoning Permits, Fees, and Approvals
- **Fees for provision and relocation of existing electrical, natural gas, water, telephone, cable TV, and fiber optic services**
- Domestic water, sanitary sewer, and/or storm tap and system development fees

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

- Removal, storage, and reinstallation of loose furnishings, such as picnic tables, chairs, trash receptacles, etc.
- Modifications or repairs to the existing streets, curbs, or adjoining walkways, except as required to construct the new work
- Sidewalks to the north and east of the existing Pool Complex or the new pedestrian crossing across 18th Street
- Reconstruction of ADA ramps at the corners of 16th and Railroad Avenue and 18th and Railroad Avenue
- Construction of off-site parking south of 16th Street
- Tip-N-Roll portable bleachers--assume these are part of Owner FF&E
- Fire pump
- Photovoltaic electric generation systems, or provisions for future systems
- Lightning protection system
- Standby electrical generator
- **Installation or provision of new furniture, fixtures & equipment (FF&E), including fitness equipment**

Agenda Item #8.a.

Agenda Item Name:
Consider Letter of Support for Colorado River Valley Transit Feasibility and Planning Study

Presenter:
Patrick Waller, City Manager

Item Description:
Letter of Support

Recommended Action:
Move to approve Letter of Support for Colorado River Valley Transit Feasibility and Planning Study.

Fiscal Impact:
No impact at this time. If the grant is awarded a small match may be requested from a number of entities including the City of Rifle.

Operational Impact:
N/A

Prior Board Motions:
N/A

Background Information:
N/A

Executive Summary:
Northwest Colorado Council of Governments' is applying for a planning grant for transit feasibility and planning in the Colorado River Valley. If awarded, the grant would support the hiring of a contractor to analyze existing transit conditions in the region and provide recommendations for potential changes to the system and/or potential revenue options.

Notification Requirements:
No additional notice required.

Prepared By:
Patrick Waller, City Manager

Attachments:
1. NWCOG - Letter of Support

Audrey Dakan
Planning/Grants Contact, Division of Transit & Rail
Colorado Department of Transportation
2829 W. Howard Place
Denver, CO 80204
Email: audrey.dakan@state.co.us

RE: Letter of Support — Northwest Colorado Council of Governments, Colorado River Valley Transit Feasibility & Planning Study (FTA Section 5304)

On behalf of the City of Rifle City Council, I write in strong support of the Northwest Colorado Council of Governments' (NWCCOG) application to fund a feasibility and planning study for regional public transit in the Colorado River Valley. Our communities along the I-70 corridor — from Parachute through Glenwood Springs and the surrounding mesa and valley communities — face mobility challenges that no single jurisdiction can solve alone. A coordinated, rigorously planned regional transit network is essential to the economic, social, and civic future of this region.

Our jurisdiction sits in a region defined by long distances, constrained road capacity, and a workforce that increasingly crosses city and county lines to reach jobs, healthcare, and services. Local governments cannot solve regional mobility alone. A coordinated transit network — designed using data, community input, and lessons from comparable rural places — will help us deliver on the basic promise of access for our residents and protect the long-term livability of our community.

The City of Rifle is committed to active participation in this planning process. We will contribute local knowledge, data, and stakeholder relationships; we will help convene the conversations that need to happen in our communities; and we will work alongside NWCCOG, the Colorado River Valley Economic Development Partnership (CRVEDP), and other regional partners to ensure that any transit solution is grounded in the real needs of the people who live and work here. We respectfully urge full funding of this application.

Sincerely,

Clint Hostettler
Mayor
City of Rifle

Agenda Item #9.a.

Agenda Item Name:
Report to City Manager

Presenter:
Patrick Waller, City Manager

Item Description:
Staff report on notable tasks completed within the individual departments.

Recommended Action:
No action necessary

Fiscal Impact:
None

Operational Impact:
None

Prior Board Motions:
None

Background Information:
None

Executive Summary:
Work Report to City Manager as of 05/29/2026.

Notification Requirements:
None

Prepared By:
Alexis Ramirez, City Clerk

Attachments:
1. 06.03.2026 Report to City Manager

WORK REPORT TO CITY MANAGER

06.03.2026

PIO

- Attended Effective Communication Training through the Garfield County PIO Group presented by the Colorado Division for the Deaf, Hard of Hearing, and DeafBlind. The presentation got me wondering if the requirements of ADA accessibility will spread into the mandate of livestreaming court proceedings with in-custody defendants as well as other government meetings.

COURT

- The court handled 63 adult cases on the May 20 court date and handled one inmate in custody.
- Attended the CML Legislative Wrap-up webinar. They did send us the Powerpoint slides if anyone is interested.
- The Colorado Court of Appeals recently decided that municipal ordinances banning camping do not violate the Constitutional protections against cruel and unusual punishment, freedom of movement, or due process. This has been a controversial subject since 2016 when the *Bell* case struck down camping bans as "criminalizing homelessness". We have not been utilizing our camping ordinance, RMC 10-3-90, since 2016 though we intentionally left it on the books. I think that this isn't the end of this issue. I assume that the Colorado Supreme Court will take it up at some point and, in light of their recent rulings regarding municipal powers, may reinstitute the prohibition. Stay tuned!

COMMUNITY ACCESS TV & MULTIMEDIA

Recently Published Video Programming: (found on all RifleTV+ video players)

- Middle Colorado Watershed Council • Fire and Water Speaker Series • Firewise Futures: Readiness & Resilience in the West • Apr 30, 2026
- N.U.T.S. Patio Music Series: "Mariachi Del Valle" at the Ute • May 7, 2026
- Rifle High School • Senior 1 Acts • Attention Detention • May 7, 2026
- Symphony in the Valley: "The Symphony Goes East" concert at the Ute • May 8, 2026
- City Training - Harassment Prevention Training • May 12, 2026 (internal use only)
- City Training - AI and Security Awareness IT Training • May 12, 2026 (internal use only)

- Colorado River Fire Rescue Board of Directors • May 12, 2026
- City Training - Walking and Working Surfaces • May 13, 2026 (internal use only)
- City Training - Preventing Manual Material Handling Injuries • May 13, 2026 (internal use only)
- City Training - Situational Awareness • May 13, 2026 (internal use only)
- Re-2 School Board of Education • May 13, 2026
- CRV Chamber Community Workshop • Sales Tax 101: Keeping Your Business on Track • May 13, 2026
- Rifle High: "Pop Music through the Decades" Choir Concert • May 13, 2026
- Rifle High: Pops Band Concert • May 18, 2026
- Rifle Middle School • Pops Choir Concert • May 19, 2026
- Rifle City Council • May 20, 2026
- Rifle High School Graduation • May 22, 2026

Upcoming LIVE Video Broadcast/Streams: (via: Cable, RifleTV+, Facebook, or Zoom)

- GarCo Sheriff Candidates Forum/Debate • hosted by the CRV Chamber at the Ute • Jun 3, 2026
- Rifle City Council • Jun 3, 2026
- Rifle Parks & Recreation Advisory Board • Jun 8, 2026
- Colorado River Fire Rescue Board of Directors • Jun 9, 2026
- Re-2 School Board of Education • Jun 10, 2026
- Garfield County Libraries Board of Trustees • Jun 11, 2026
- Rifle City Council • Jun 17, 2026

PUBLIC WORKS

Public Works Administration Projects

- Continue with revision of Rifle Standard Specifications Manual: standard figure revisions in progress. Working through review comments of the Specifications – 80% complete; Figure revisions: 20% complete.
- Coordination of a lighting standard for development with a local lighting consultant.
- Continue with asset management: adding lighting data to MaintainX

- Annual permit update for Material Resource DRMS area: complete

Fleet

- Normal fleet maintenance operations, to include DOT inspections
- Closed out latest GovDeals auction; ended 4 May 2026 - complete
- Major repairs to Units: 1006 (tandem-axle Freightliner), 1802 (Ford F-150), 1402 (tandem-axle Freightliner)
- Marjorie is currently working to complete an industry standard Fleet Managers course: currently successfully completed 5/8 modules
- Marjorie is currently compiling data for the Fleet Replacement report due July 1.

Operations & Maintenance

- Filled and graded the excavation necessary for the repair to the 8" waterline at the Colorado River bridge crossing - complete
- This week: laid down approx. 11 tons of hot asphalt for surface repairs to the north end of Whiteriver Ave.

- June projects:
    - Complete repairs to overflow culvert from RRWPF sludge ponds
    - Re-grade shoulders on Centennial both east and west of the Centennial Pkwy bridge
    - Hang new traffic signs at the intersection of SH13 & 24th St.
    - Grading and minor paving of SE corner of Centennial Pkwy & Railroad Ave.
    - Install new curb/gutter on the south side of the 300 block of E. 3rd Street
    - Replace a piece of broken curb/gutter on McCarron Ave north of 3rd St.
    - Run, Hide, Fight Training with PD
    - Third Thursday's traffic control setup and removal
    - Normal street maintenance operations: mowing, street sweeping, sign maintenance, pothole repair, etc.